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Lamar Landing Master Plan Public Improvement Plan Narrative

Page 1

The purpose of this Master Plan narrative is to outline the required infrastructure for the Lamar Landing Development. This narrative will discuss the identified planning areas and the necessary roadway and utility infrastructure that shall be provided to serve each area.

The Lamar Landing Master Plan has been divided into eleven (11) distinct planning areas that include multi-use easements, open space, detention, commercial development and residential development. The developer of each planning area shall be responsible for the design and construction of all on- and off-site improvements and infrastructure needed to serve the overall planned area and each individual planning area as identified in this narrative. These improvements may include, but are not limited to, frontage improvements, providing a minimum of two points for emergency access, wet utility extensions/loops, and stormwater detention.

RIGHTS-OF-WAY

In compliance with the City standards and specifications, all adjacent right-of-way improvements shall be installed with the development of PA-1 thru PA-11. The *Gun Club Standard Half Section* consists of two thru lanes, a bike lane and a detached sidewalk. These improvements will be required along the site frontage from East 5th Avenue to the start of the intersection at Gun Club Road and East 6th Parkway. At the intersection, the *Gun Club Half Street Intersection* Section shall be installed with dual left turn lanes, bike lane and a dedicated right turn lane. Along East 6th Parkway, the existing right-of-way provides the necessary space for the full buildout section with three thru lanes. Additionally, as identified in the *Master Traffic Impact Study* (MTIS), dedicated right turn lanes into the site shall be provided at access points 5 and 8.

Traffic Signal Escrow for the intersection of 6th Parkway and Gun Club Road shall be provided with the first planning area to be developed, excluding PA-5, PA-8 and PA-11.

All roadway section improvements shall include curb and gutter, detached sidewalks, streetlights, landscaping, curb inlets, signing and striping per City of Aurora Design and Construction Standards and Specifications. Interim or additional off-site roadway improvements that may be identified within site specific traffic impact studies shall be the responsibility of the developer of the respective planning area. Refer to the *Master Traffic Impact Study* (MTIS) prepared by Kimley-Horn & Associates dated September 2020 for additional information.

INTERNAL DRIVES

Internal drives shown in the attached exhibits are for illustrative purposes to demonstrate the roadway network needed to serve the development and are subject to revisions as the planning areas are developed. The final design of the internal private drives shown hereon will be further defined with the site specific developments. On-Site roadway sections shall include curb and gutter, detached sidewalks, streetlights, landscaping, curb inlets, signing and striping per City of Aurora Design and Construction Standards and Specifications. All on-site roadways, including unpaved sections, shall allow for emergency vehicular access. It is the responsibility of the developer to provide the full roadway sections for drives adjacent to and serving each planning area. It is understood that as development progresses and utility mains are installed, unpaved roadway sections may be required.

UTILITIES

Utility alignments shown in the attached exhibits are for illustrative purposes to demonstrate the infrastructure needed to serve the development and are subject to revisions as the planning areas are developed. The final design of the utilities shown hereon will be defined with the site specific developments. The sanitary sewer main, storm sewer main and water main within the Main Drive will be required for the development of Planning Areas 2 thru 10. Sanitary sewer and water stubs shall be provided to serve each planning area at the time the mains are installed.

No off-site water improvements are anticipated to serve the overall planning area. The water main loop shall be designed and installed with two points of connection to the existing water main located within Gun Club Road. Stubs to each planning area shall be installed with the main to provide connections for future development. Consistent with the City of Aurora requirements, any wet utilities installed within unpaved roadway sections shall be graded to the final subgrade to ensure adequate cover and depth is provided.

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Page 2

No off-site sanitary sewer improvements are anticipated to serve the overall planning area. The sanitary sewer main extension will be connected to the existing 30-inch main south of East 6th Parkway. The sanitary sewer main extension shall be designed and installed within the Main Drive and shall provide service to all adjacent planning areas. Consistent with the City of Aurora requirements, any wet utilities installed within unpaved roadway sections shall be graded to the final subgrade to ensure adequate cover and depth is provided.

STORMWATER

Detention ponds shown in the attached exhibits are for illustrative purposes to demonstrate the infrastructure needed to serve the development and are subject to revisions as the planning areas are developed. The final design of the ponds shown hereon will be defined with the site specific developments. The detention facility in PA-7 shall provide full spectrum detention for Planning Areas 2-8 and 11 in addition to the drives adjacent to those planning areas. The detention facility in PA-9 shall provide full spectrum detention for PA-10 and the associated internal drives to the respective planning area. Additionally, the ponds in PA-7 and PA-9 shall provide full spectrum detention for the adjacent right-of-way improvements. The storm sewer mains within the Main Drives shall be installed with the adjacent planning areas to convey stormwater to the associated detention facility. Each of the planning areas shall be responsible for conveying stormwater to the storm sewer main located within the Main Drive or directly to the detention facility it is tributary to. Refer to the *Lamar Landing Master Drainage Study* prepared by Kimley-Horn & Associates dated January 2021 for additional information.

FOCAL POINT

The site Focal Point shall be provided with PA-5 to ensure a cohesive and intentional design is completed. It will be the responsibility of the developer for PA-5 to coordinate with the adjacent property owners, as applicable, and provide a site focal point as outlined in the Lamar Landing Master Plan and consistent with the city standards.

SPECIFIC PLANNING AREAS

The table below provides a general summary for the eleven planning areas including the proposed use, access points and the anticipated utility points of connection. Additionally, any special features or development triggers that are required are noted. More detail on specific planning areas is provided below as applicable.

Table 1: Planning Area Summary					
Planning Area	Use	ROW Access Points (refer to MTIS Figure 12)	Utility Stub Location	Focal Point Install	Development Trigger
PA-1	Easement		Refer to discussion below		
PA-2	Multi-Family	Access 6 & 8	Main Drive B	No	N/A
PA-3	Commercial	Access 6 & 8	Main Drive B	No	N/A
PA-4	Commercial	Access 6 & 8	Main Drive A & B	No	N/A
PA-5	Small Urban Park	Access 6 & 8	Main Drive A	Yes	N/A
PA-6	Commercial	Access 6, 7 & 8	Main Drive A	No	N/A
PA-7	Detention	N/A	N/A	No	PA-2 thru PA-8
PA-8	Open Space/Plaza	Access 7 & 8	Main Drive B	Yes	PA-7
PA-9	Detention	N/A	N/A	No	PA-10
PA-10	Multi-Family	Access 1 & 5	Main Drive C	No	N/A
PA-11	Open Space	N/A	N/A	No	PA-2 & PA-4

PA-1

Planning Area 1 is made up of an existing multi-use easement that provides opportunity for open and natural space in addition to future regional trails. Improvements within this easement have not been defined with this Master Plan and may be ongoing through the development of the adjacent planning areas. Any and all work within PA-1 shall be coordinated with the E-470 Authority. No utility or private roadway infrastructure is anticipated with the development of this planning area. Any development within this planning area will require right-of-way frontage improvements to be provided and on-site detention to be designed and constructed to serve the MUE, right-of-way improvements and utility development.

PA-2

Planning Area 2 is anticipated to be made up of 1.77-acres of multifamily development. The infrastructure required to serve this development includes the following:

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Page 3

- Half Section Build-out of Gun Club Road from East 6th Parkway to East 5th Avenue
- Half Section Build-out of East 6th Parkway from Gun Club to E-470
- Main Drives A & B,
- One Private Drive,
- A portion of the eastern Boundary Roadway,
- Water main loop
- Sanitary Sewer Main Extension
- Regional Full Spectrum Detention and storm sewer infrastructure
- Development of a Portion of PA-11 (see PA-11 summary for more details)
- Development of the SUP in PA-5 if the proposed density in this planning area makes up 50% or more of the total Lamar Landing residential unit count

PA-3

Planning Area 3 is anticipated to be made up of 1.92-acres of commercial development. The infrastructure required to serve this development includes the following:

- Half Section Build-out of Gun Club Road from East 6th Parkway to East 5th Avenue
- Half Section Build-out of East 6th Parkway from Gun Club to E-470
- Main Drives A & B,
- One Private Drive,
- Water main loop
- Sanitary Sewer Main Extension
- Regional Full Spectrum Detention and storm sewer infrastructure

PA-4

Planning Area 4 is anticipated to be made up of 3.53-acres of commercial development. The infrastructure required to serve this development includes the following:

- Half Section Build-out of Gun Club Road from East 6th Parkway to East 5th Avenue
- Half Section Build-out of East 6th Parkway from Gun Club to E-470
- Main Drive A
- Portion of Main Drive B
- A portion of the eastern Boundary Roadway,
- One Private Drive,
- Water main loop
- Sanitary Sewer Main Extension
- Regional Full Spectrum Detention and storm sewer infrastructure
- Development of a Portion of PA-11 (see PA-11 summary for more details)

PA-5

Planning Area 5 is anticipated to be made up of 1.03-acres of a Small Urban Park (SUP). The infrastructure required to serve this development includes the following:

- Half Section Build-out of Gun Club Road from East 6th Parkway to East 5th Avenue
- Half Section Build-out of East 6th Parkway from Gun Club to E-470
- Traffic Signal Escrow for 6th Parkway & Gun Club is not required, refer to Right-of-Way description for more details,
- Main Drive A
- Portion of Main Drive B
- One Private Drive,
- Water main loop
- Sanitary Sewer Main Extension
- Regional Full Spectrum Detention and storm sewer infrastructure
- Site Focal Point

PA-6

Planning Area 6 is anticipated to be made up 2.61-acres of commercial development. The infrastructure required to serve this development includes the following:

- Half Section Build-out of Gun Club Road from East 6th Parkway to East 5th Avenue

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Page 4

- Half Section Build-out of East 6th Parkway from Gun Club to E-470
- Main Drive A
- Portion of Main Drive B
- A portion of the eastern Boundary Roadway,
- Two Private Drives
- Water main loop
- Sanitary Sewer Main Extension
- Regional Full Spectrum Detention and storm sewer infrastructure
- Development of PA-8

PA-7

Planning Area 7 is anticipated to consist of 1.11-acres and provide on-site water quality and detention for right-of-way improvements and Planning Areas 2-8 and Planning Area 11. The on-site detention facility will include forebays, trickle channels, maintenance access and an outlet structure as required by the City of Aurora Standards and Specifications.

PA-8

Planning Area 8 is anticipated to be made up of 1.55-acres of open space development. This area shall include amenities for the general public including, but not limited to, sidewalks/paths, benches, enhanced landscaping and public art. The infrastructure required to serve this development includes the following:

- Half Section Build-out of Gun Club Road from East 6th Parkway to East 5th Avenue
- Half Section Build-out of East 6th Parkway from Gun Club to E-470
- Traffic Signal Escrow for 6th Parkway & Gun Club is not required, refer to Right-of-Way description for more details,
- Portion of Main Drive B
- A portion of the eastern Boundary Roadway,
- One Private Drive,
- Water main loop
- Sanitary Sewer Main Extension
- Regional Full Spectrum Detention and storm sewer infrastructure

PA-9

Planning Area 9 is anticipated to consist of 1.14-acres and provide on-site water quality and detention for right-of-way improvements and Planning Area 10. The on-site detention facility will include forebays, trickle channels, maintenance access and an outlet structure as required by the City of Aurora Standards and Specifications.

PA-10

Planning Area 10 is anticipated to be made up of 10.32-acres of multifamily development. The infrastructure required to serve this development includes the following:

- Half Section Build-out of Gun Club Road from East 6th Parkway to East 5th Avenue
- Half Section Build-out of East 6th Parkway from Gun Club to E-470
- Traffic Signal Escrow for 5th Ave & Gun Club
- Main Drive C
- A portion of the Boundary Roadway,
- Water main loop
- Sanitary Sewer Main Extension
- PA 9 Regional Full Spectrum Detention and storm sewer infrastructure
- Development of a Portion of PA-11 (see PA-11 summary for more details)
- Development of the SUP in PA-5 if the proposed density in this planning area makes up 50% or more of the total Lamar Landing residential unit count. Development of PA-5 will also trigger the construction of the regional full spectrum detention pond in PA-7.

PA-11

Planning Area 11 is anticipated to consist of 1.13-acres of open space development. This area shall include amenities for the general public including, but not limited to, meandering sidewalk/path, benches and enhanced

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Page 5

landscaping. The planning areas immediately adjacent to this PA shall be responsible for this development. The infrastructure required to serve this development includes the following:

- Regional Full Spectrum Detention and storm sewer infrastructure
- Traffic Signal Escrow for 6th Parkway & Gun Club is not required, refer to Right-of-Way description for more details

CONCLUSION

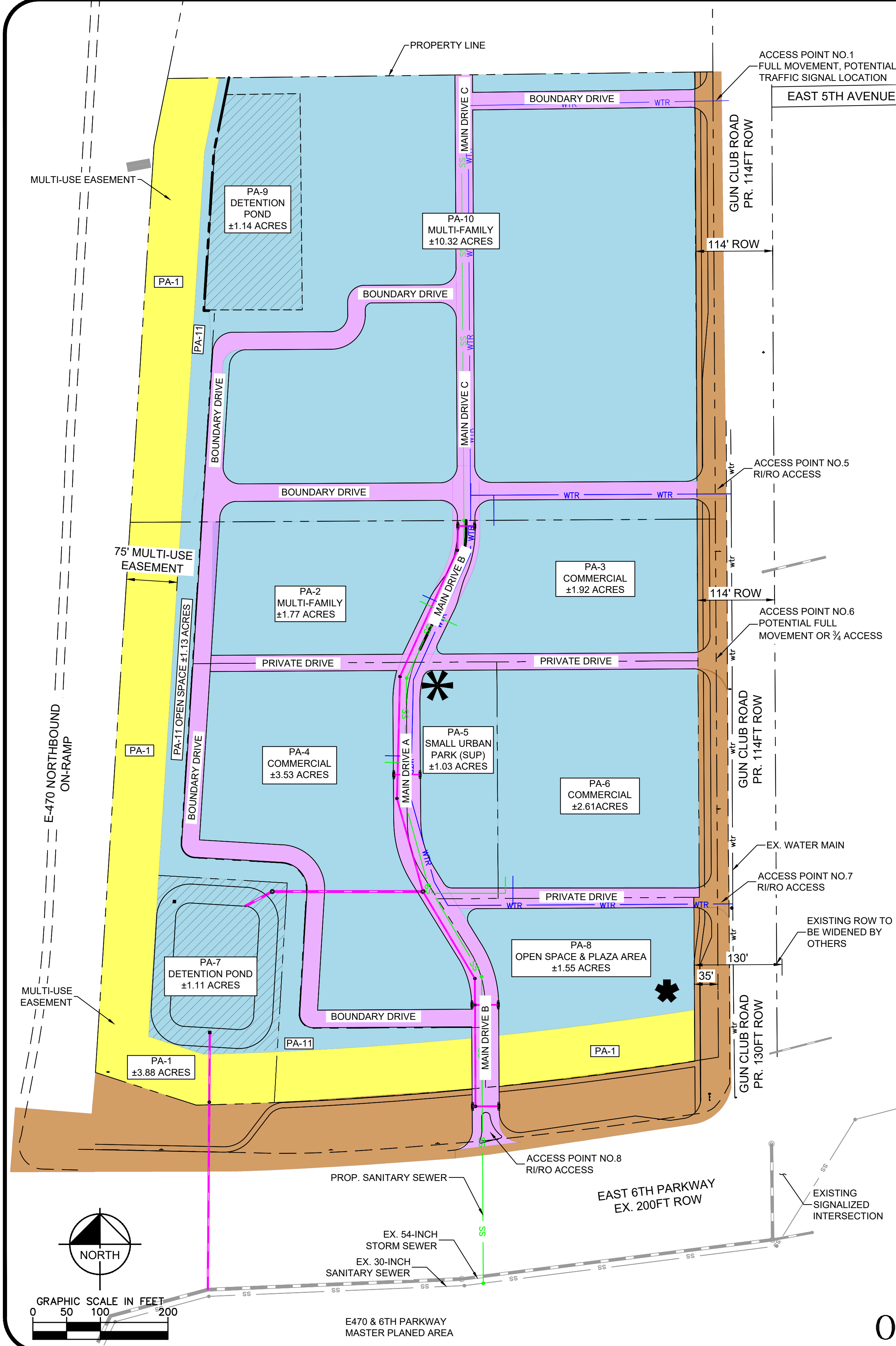
As noted previously, the Lamar Landing Development is anticipated to consist of eleven planning areas. The planning areas were evaluated to identify the infrastructure needed to support each of them while also providing a methodical approach to best serve the development as a whole.

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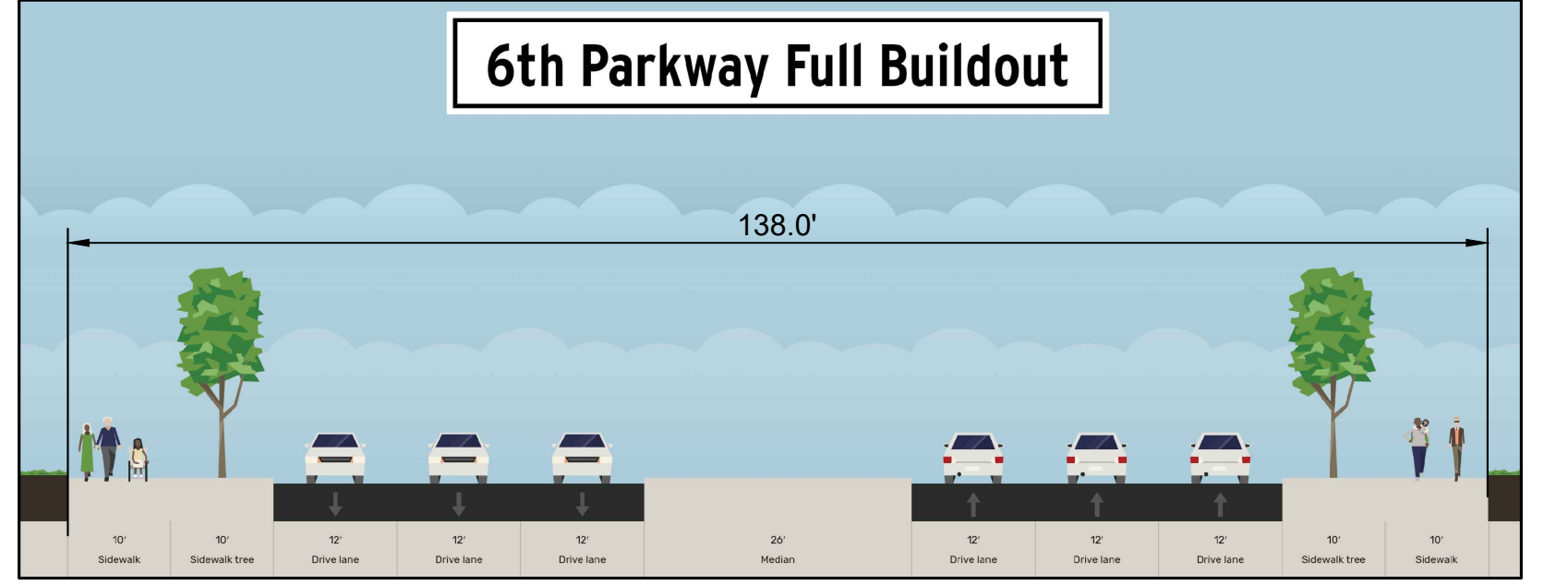
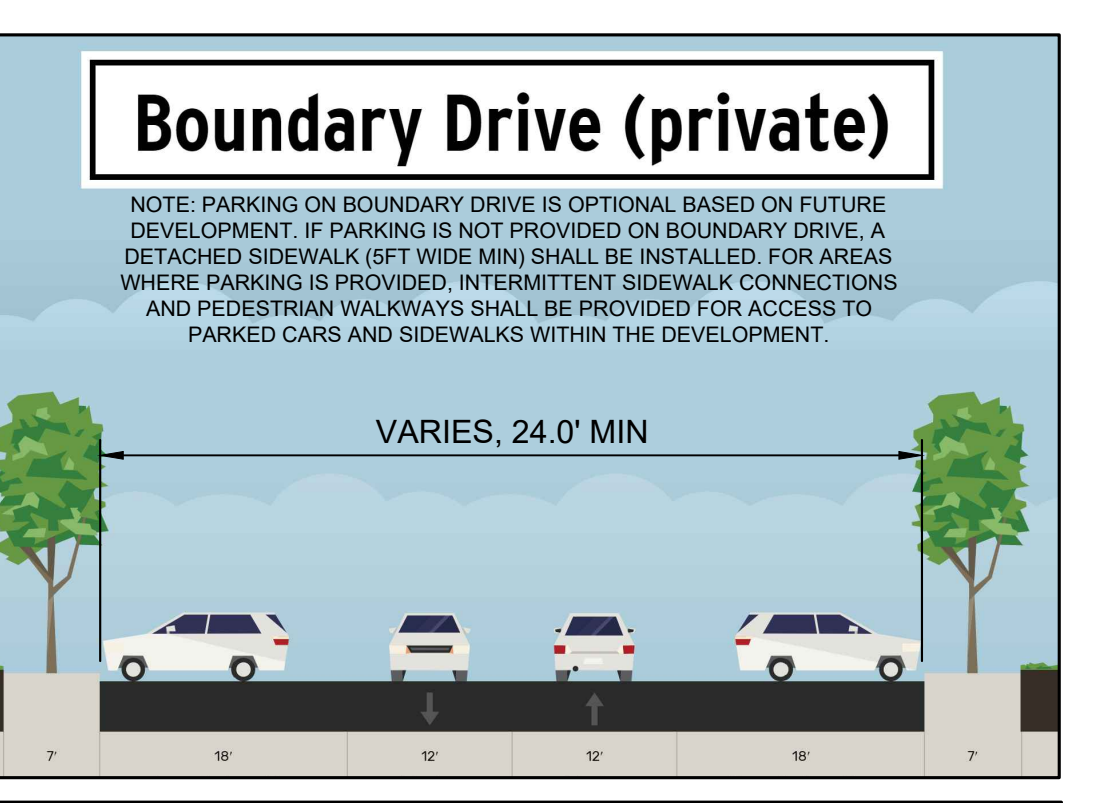
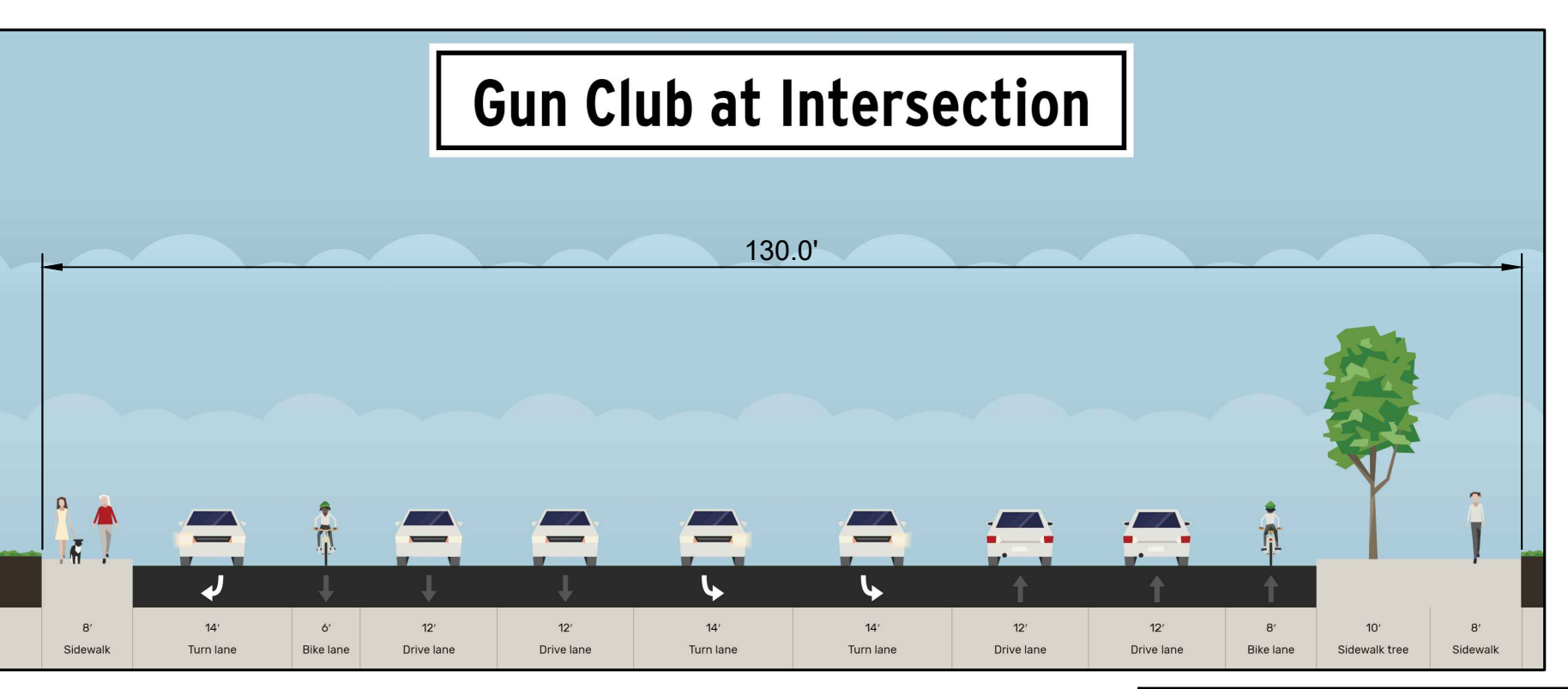
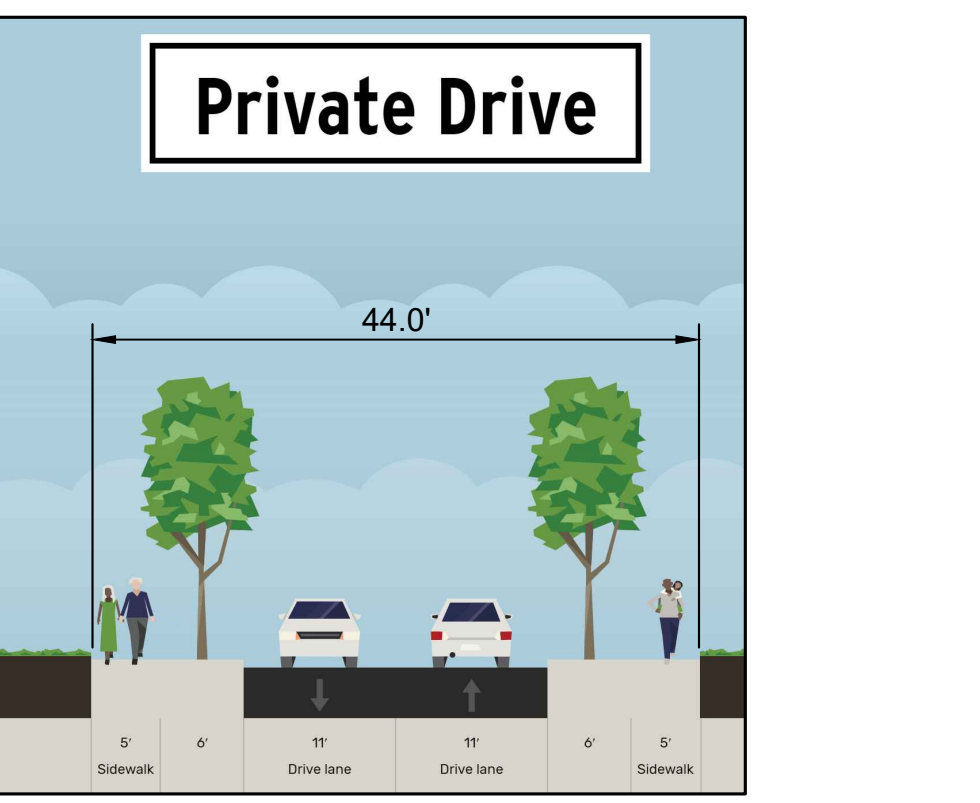
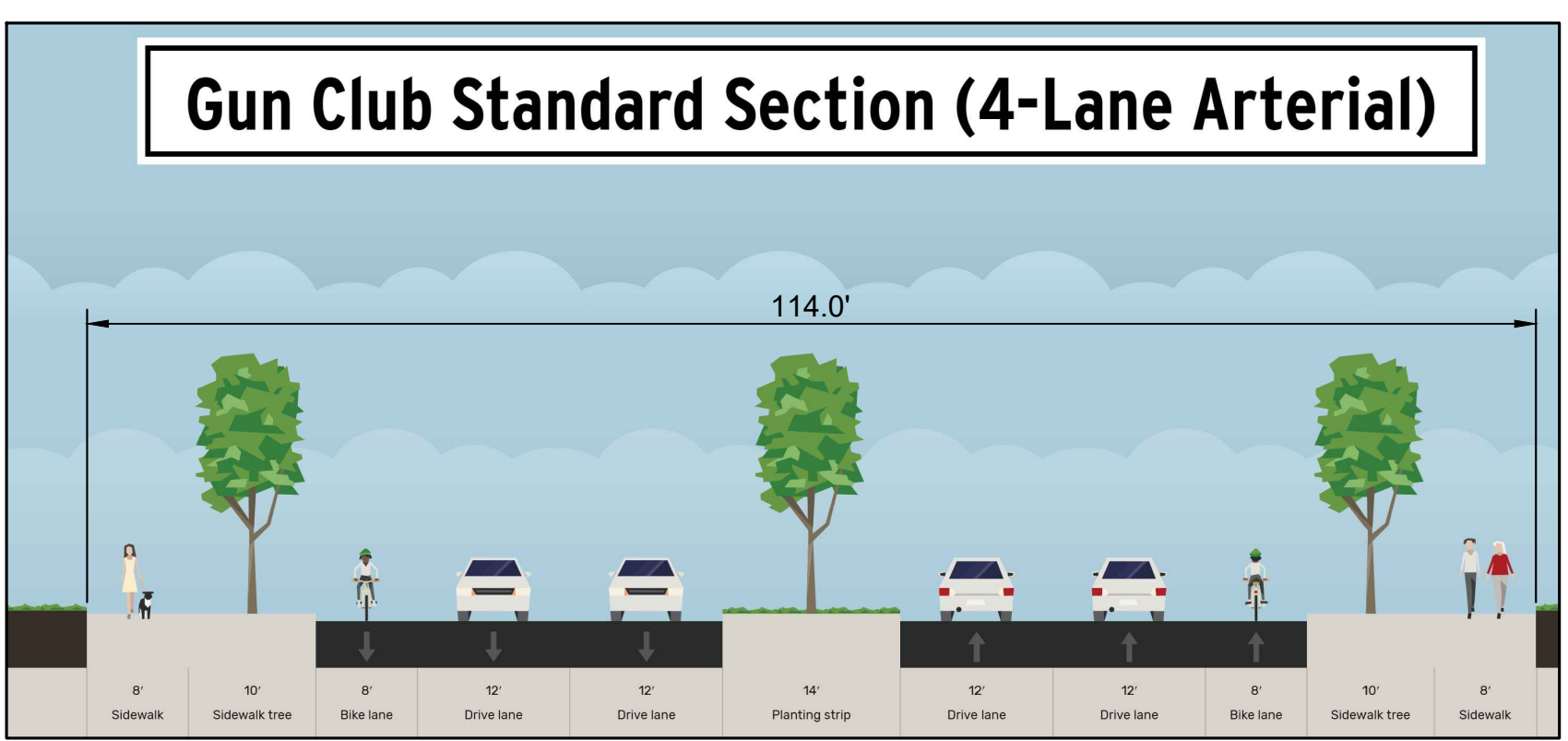
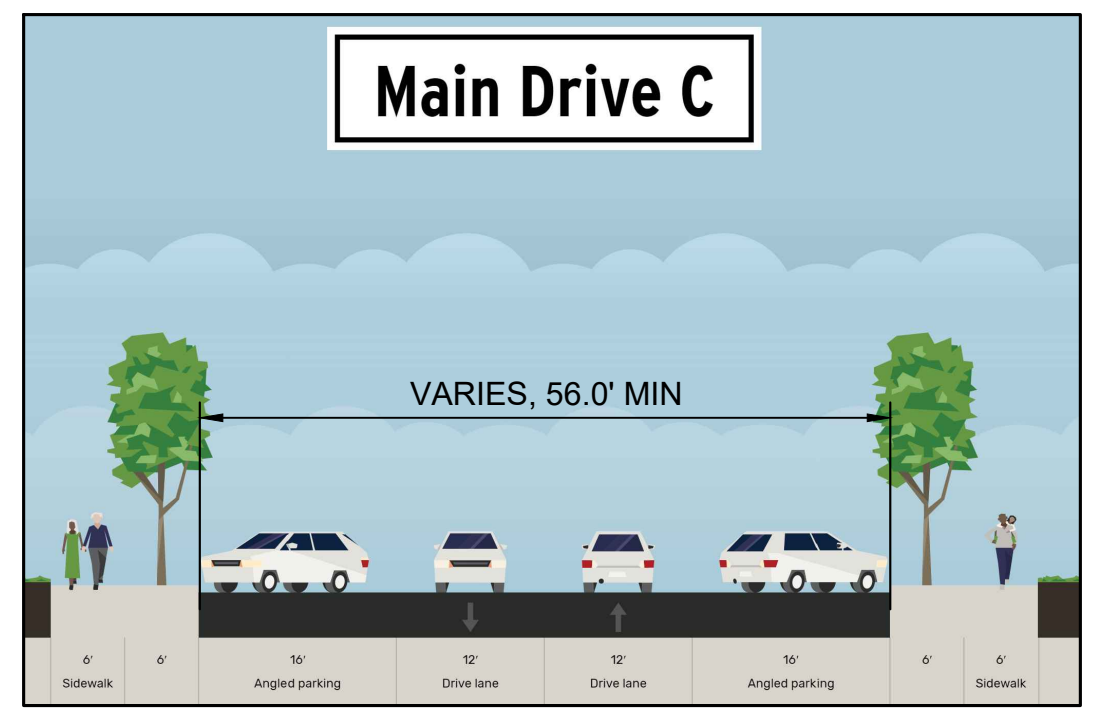
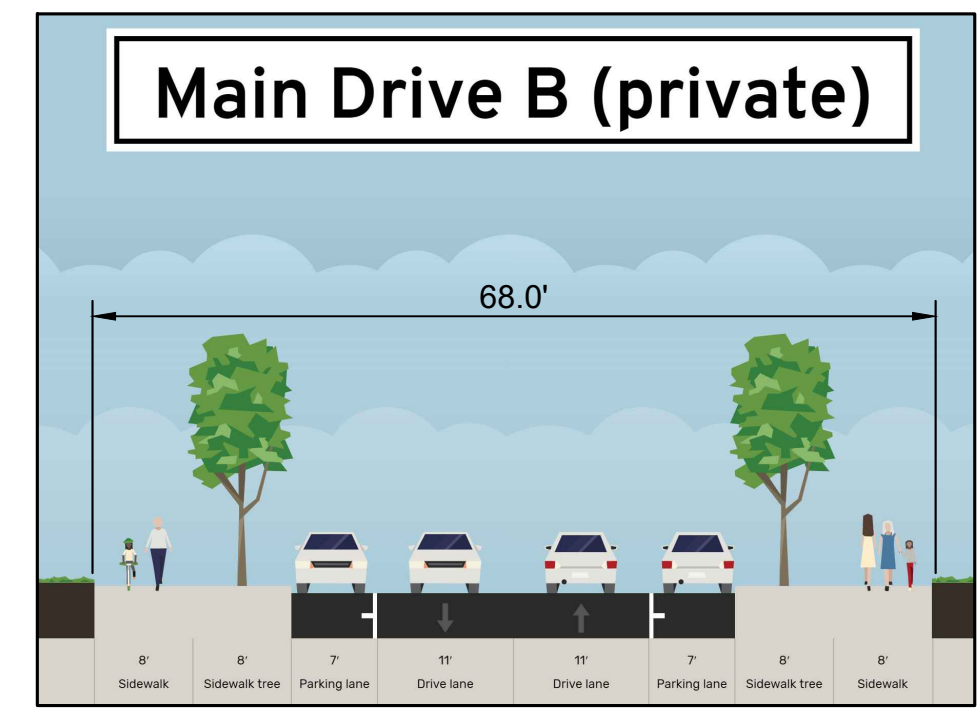
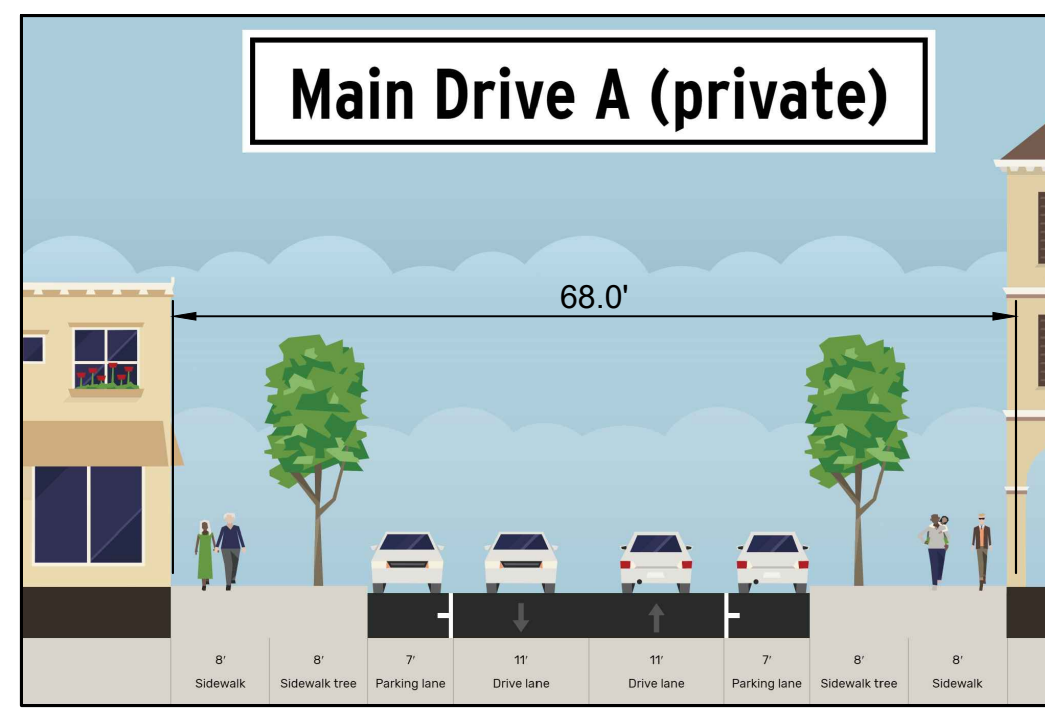
- MULTI-USE EASEMENT
- PUBLIC ROADWAY IMPROVEMENTS
- PLANNING AREA
- ROADWAY IMPROVEMENTS
- LANDSCAPE BUFFER (POND)
- SITE FOCAL POINT

UTILITY LEGEND

- EXISTING WATER MAIN
- PROPOSED STORM MAIN
- PROPOSED SANITARY MAIN
- PROPOSED WATER MAIN

NOTES:

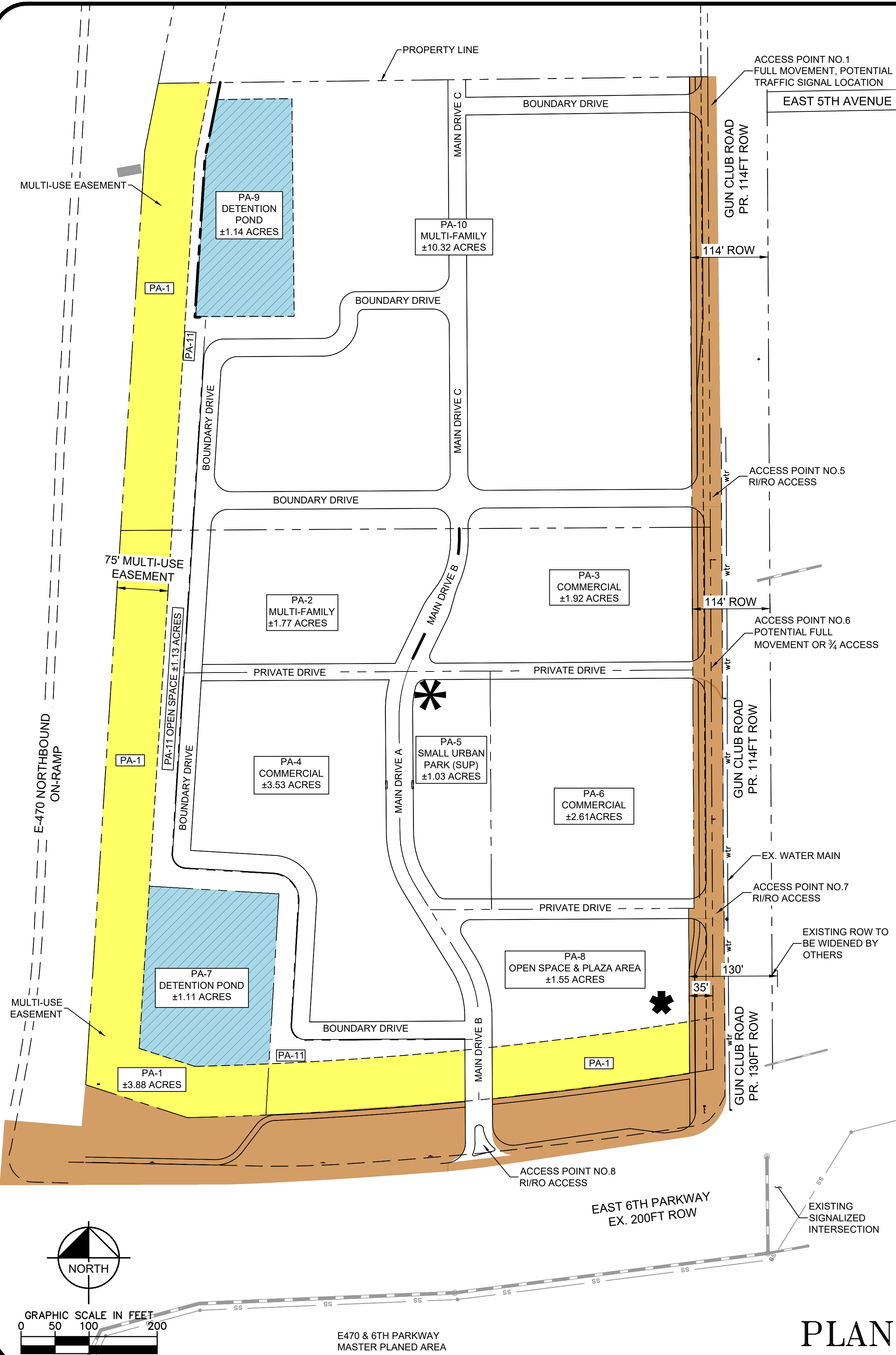
- PROPERTY LINES AND EXISTING INFRASTRUCTURE OBTAINED FROM SURVEY COMPLETED BY ALTURA JANUARY 2020.
- TOTAL SITE AREA IS ± 28.6 ACRES.
- ALL ROADWAY CURB AND GUTTER SHALL BE PER COA STD DWG S7.1.
- THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO INCLUDE FIRE HYDRANTS. ADEQUATE FIRE HYDRANT COVERAGE SHALL CONSIST OF FIRE HYDRANTS PLACED ON AVERAGE 500' ON EACH SIDE OF THE STREET AND BE ARRANGED ON AN ALTERNATING BASIS.
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LAMAR LANDING OVERALL BUILDOUT

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LEGEND

- MULTI-USE EASEMENT
- PUBLIC ROADWAY IMPROVEMENTS
- PLANNING AREA
- ROADWAY IMPROVEMENTS
- LANDSCAPE BUFFER (POND)
- SITE FOCAL POINT

UTILITY LEGEND

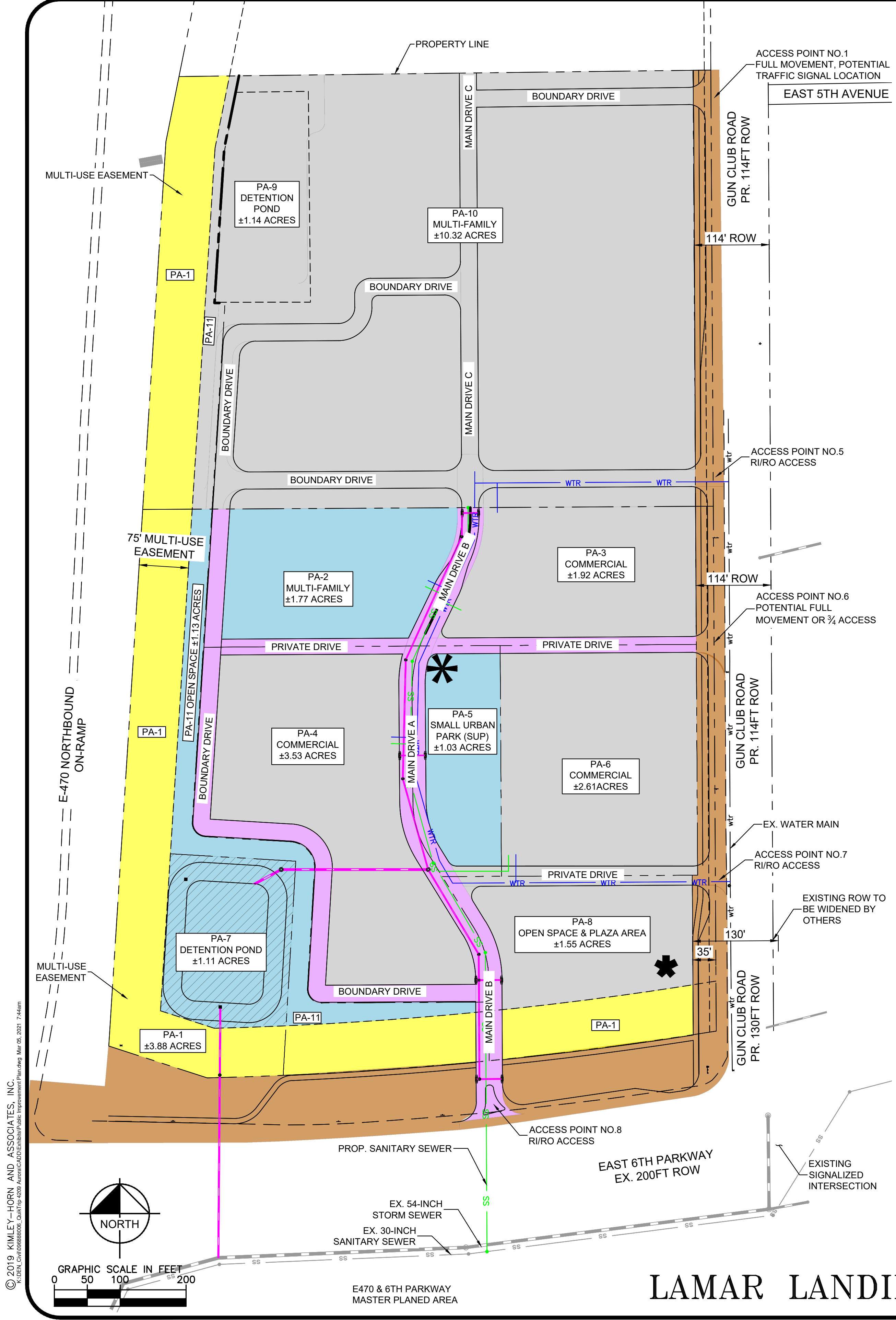
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- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED STORM MAIN
- PROPOSED SANITARY MAIN
- PROPOSED WATER MAIN

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LAMAR LANDING PLANNING AREA 1 (PA-1)

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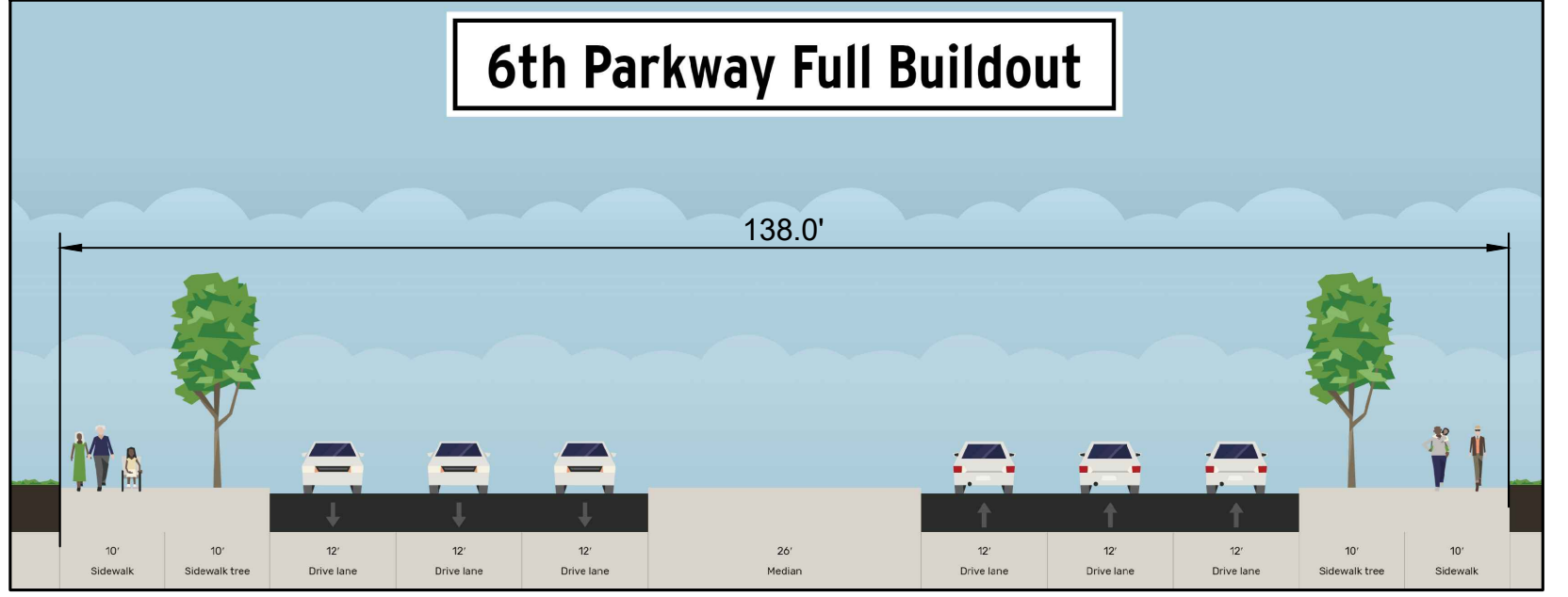
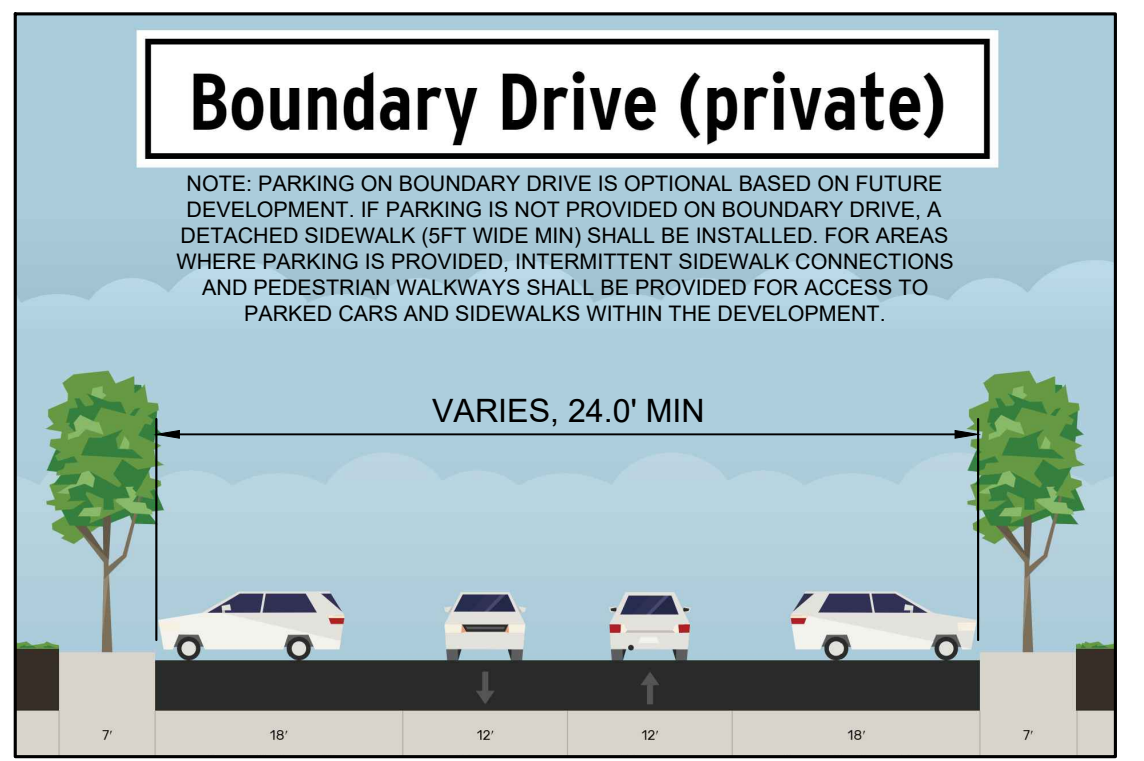
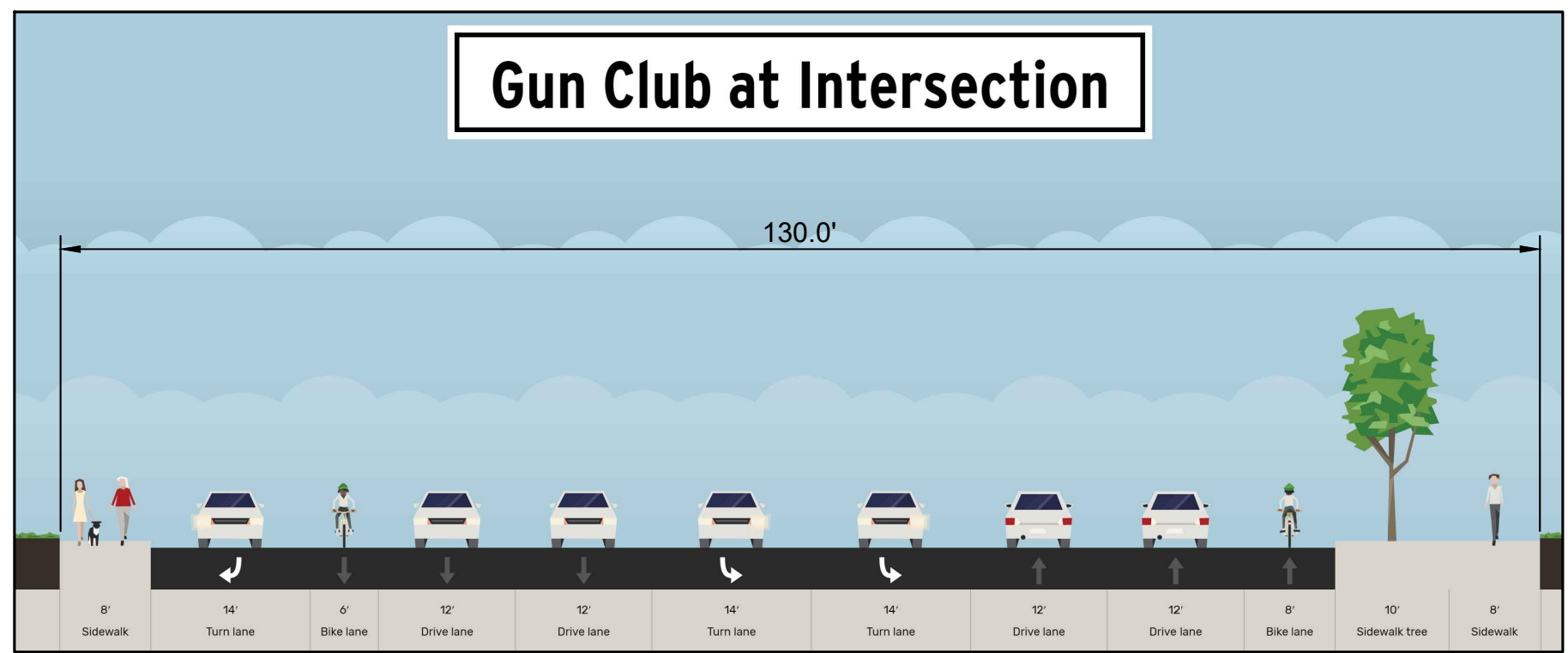
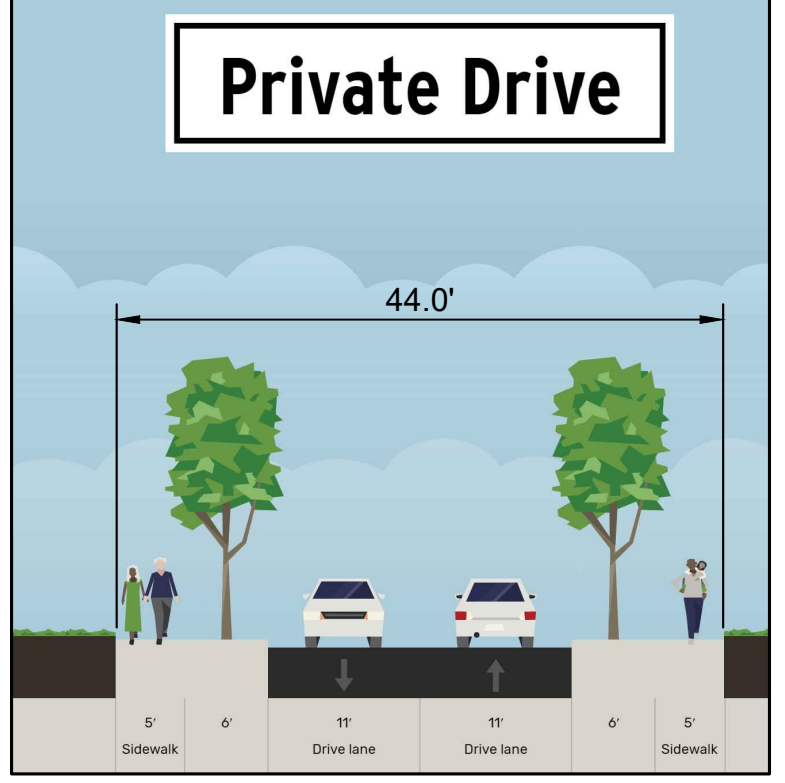
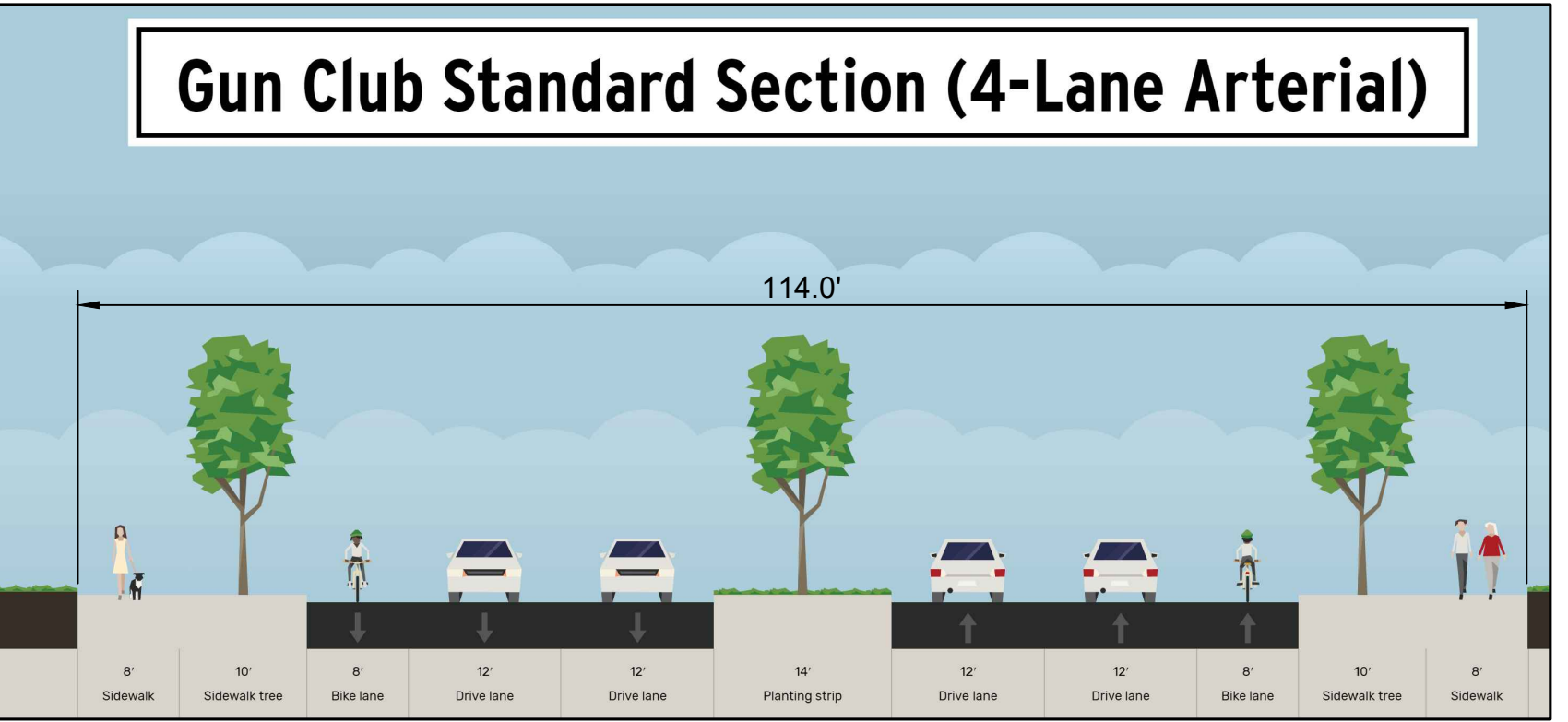
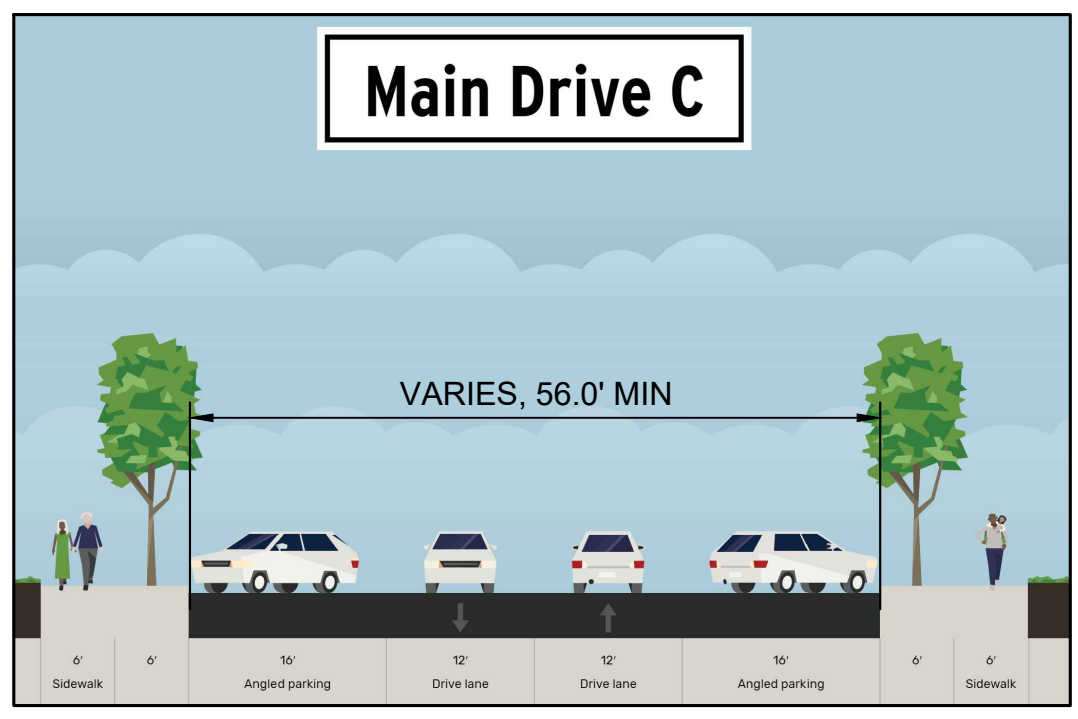
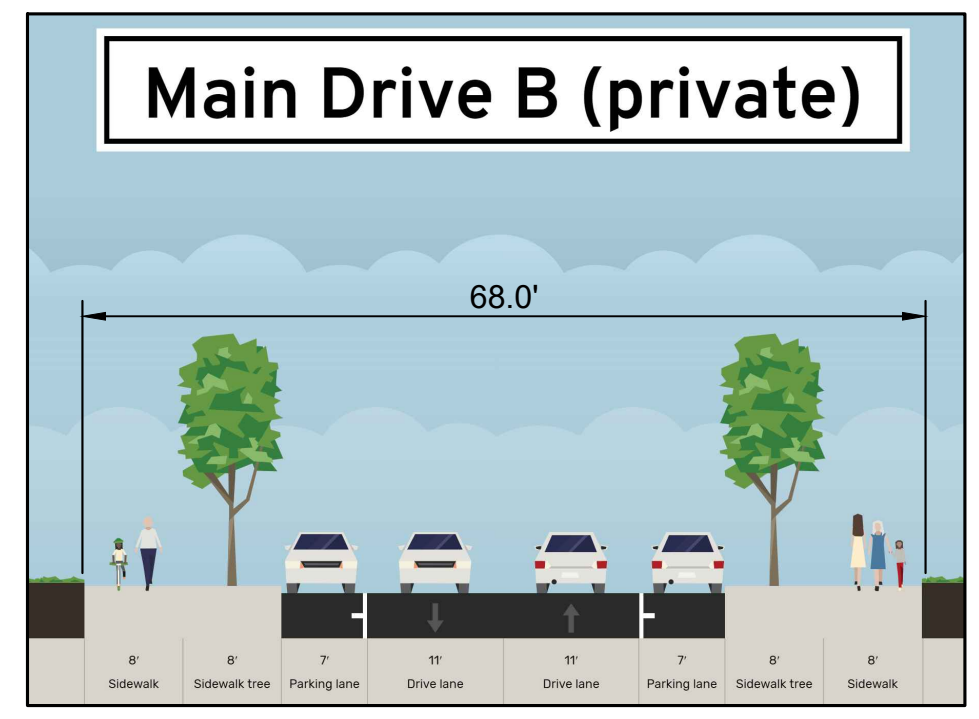
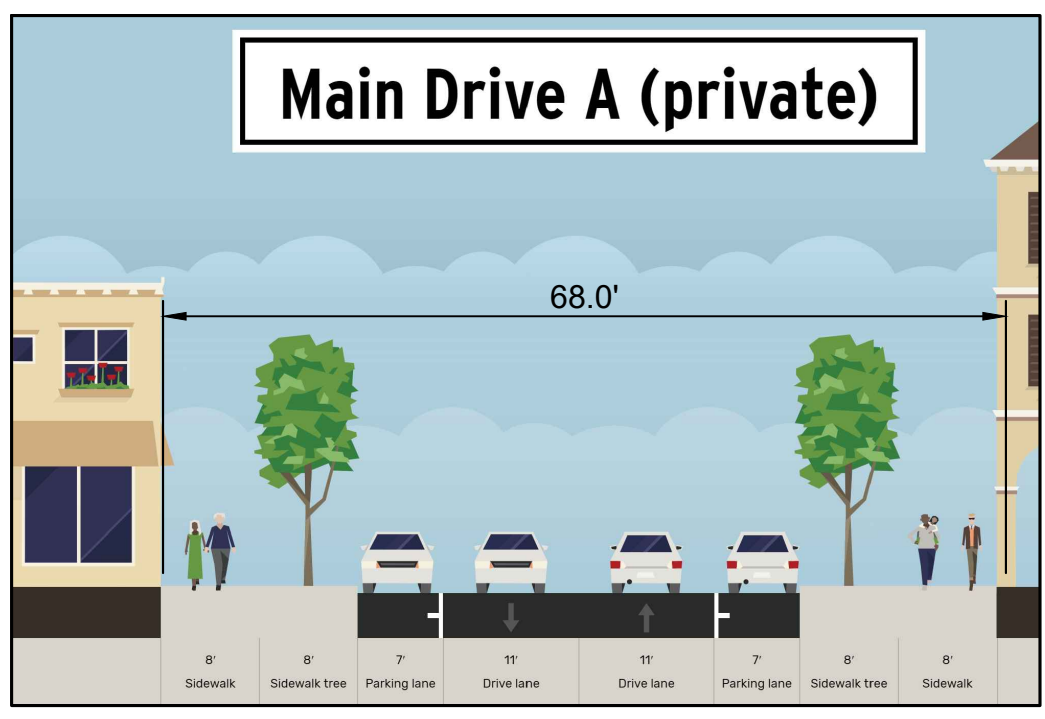
- MULTI-USE EASEMENT
- PUBLIC ROADWAY IMPROVEMENTS
- PLANNING AREA
- ROADWAY IMPROVEMENTS
- LANDSCAPE BUFFER (POND)
- SITE FOCAL POINT

UTILITY LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED STORM MAIN
- PROPOSED SANITARY MAIN
- PROPOSED WATER MAIN

NOTES:

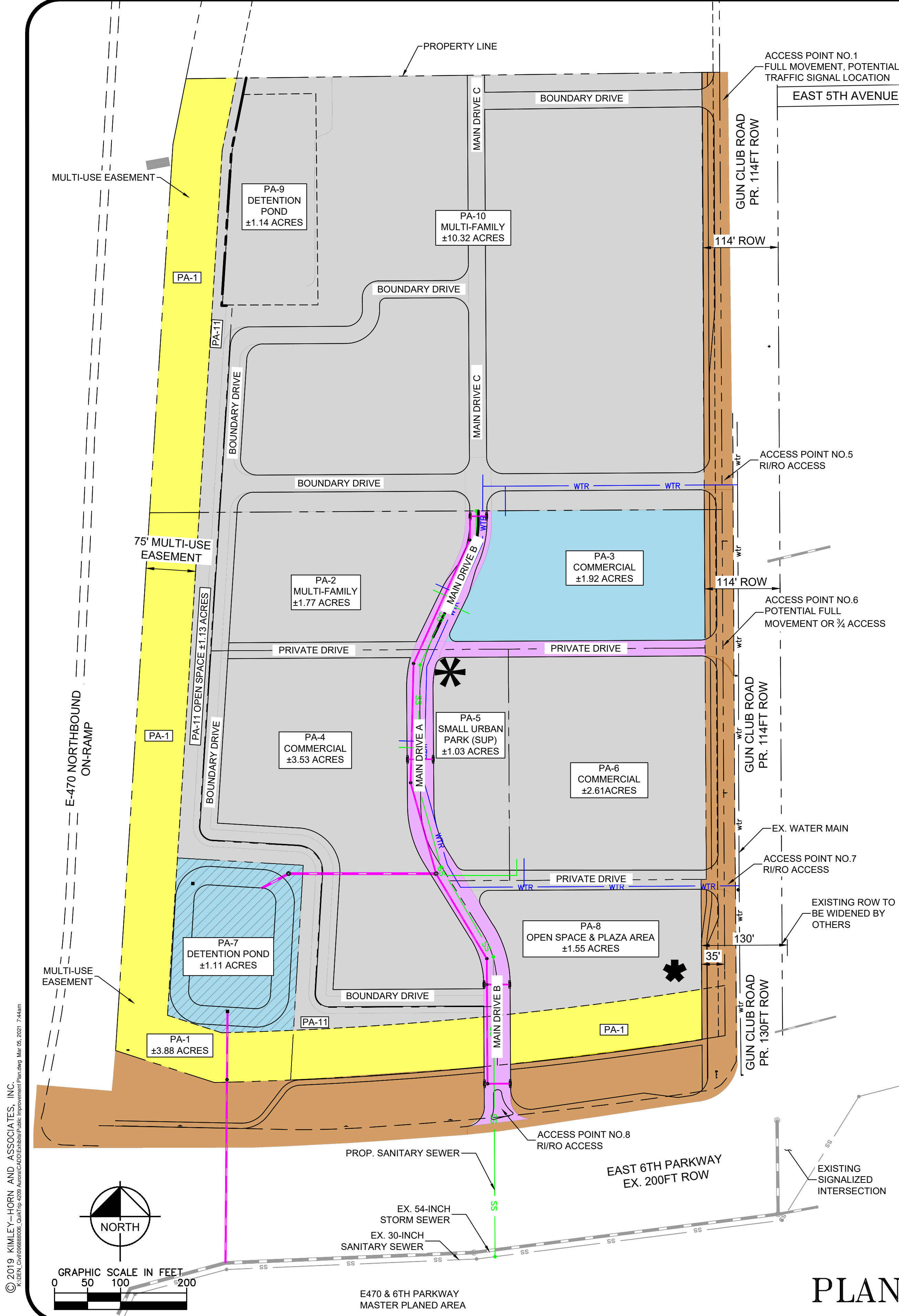
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LAMAR LANDING PLANNING AREA 2 (PA-2)



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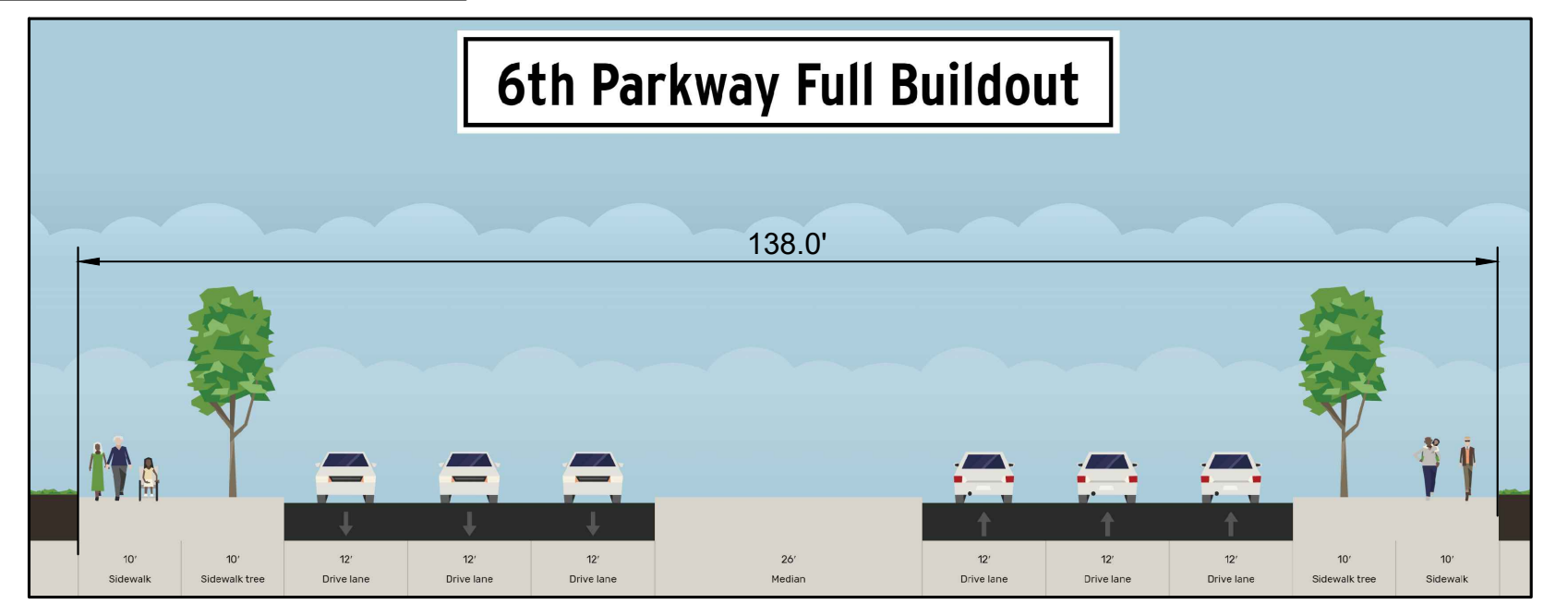
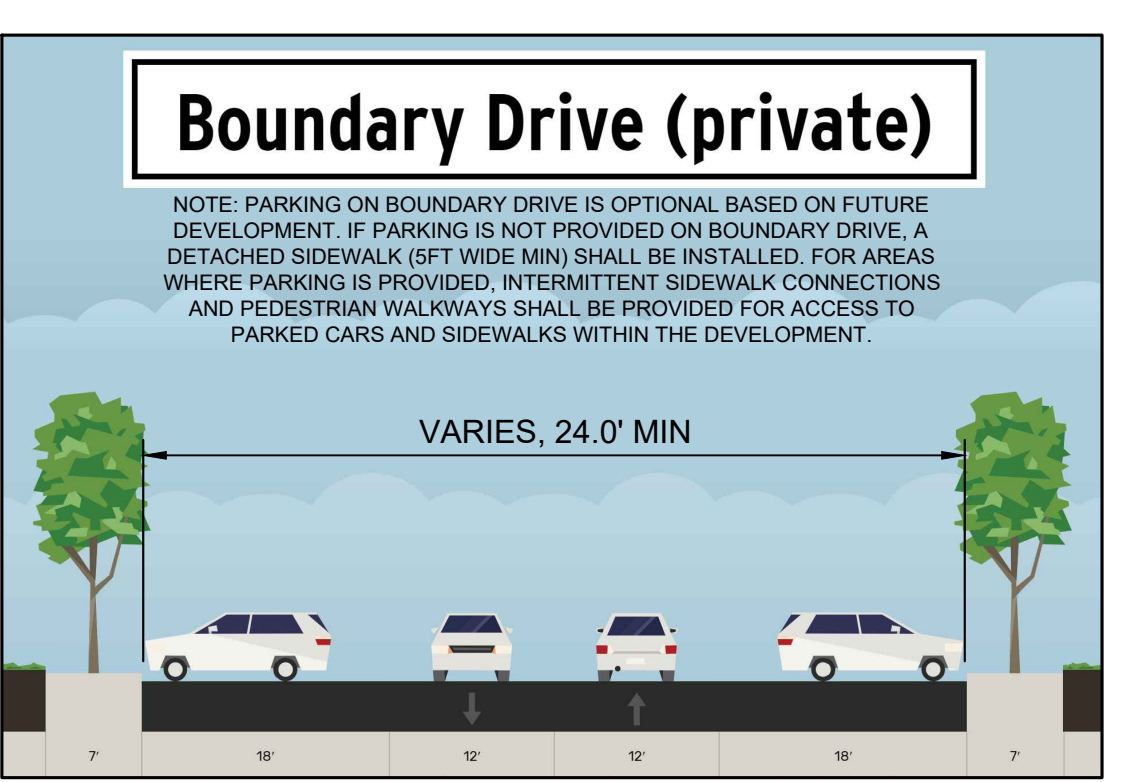
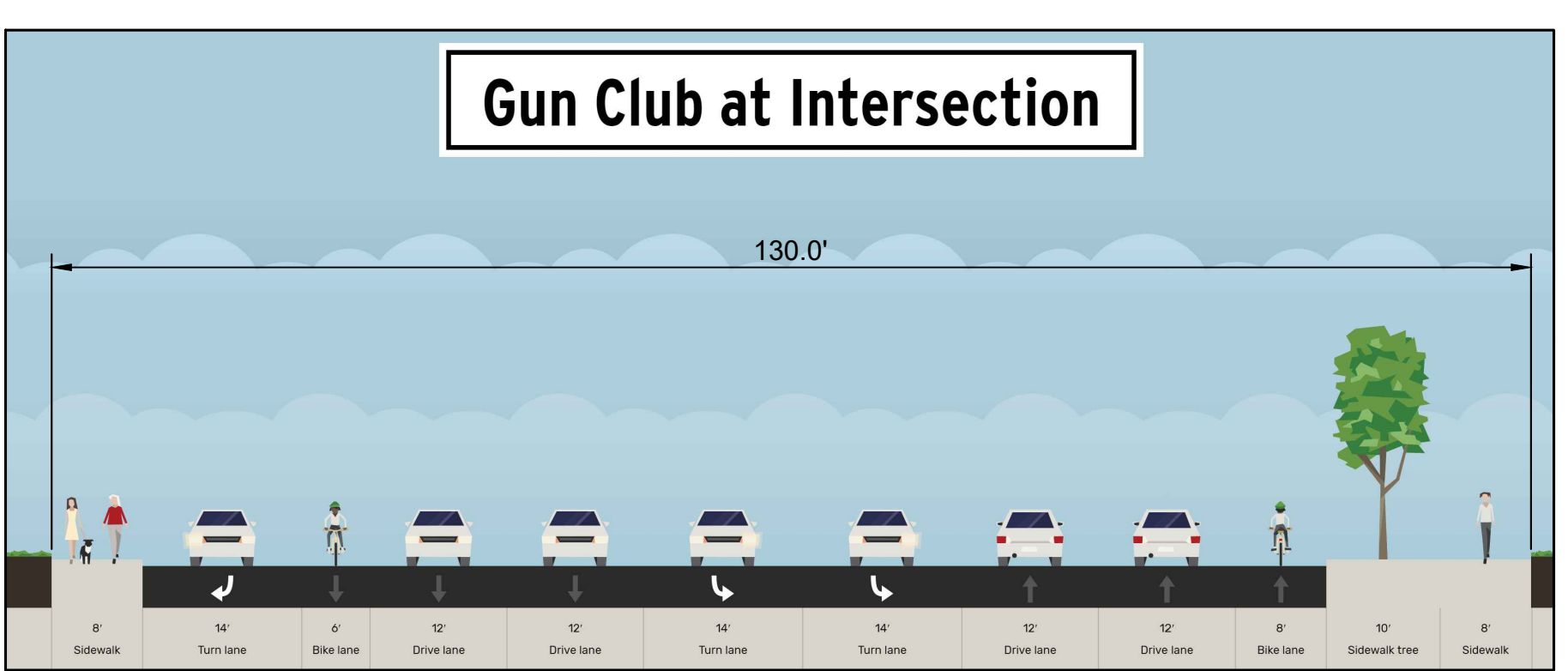
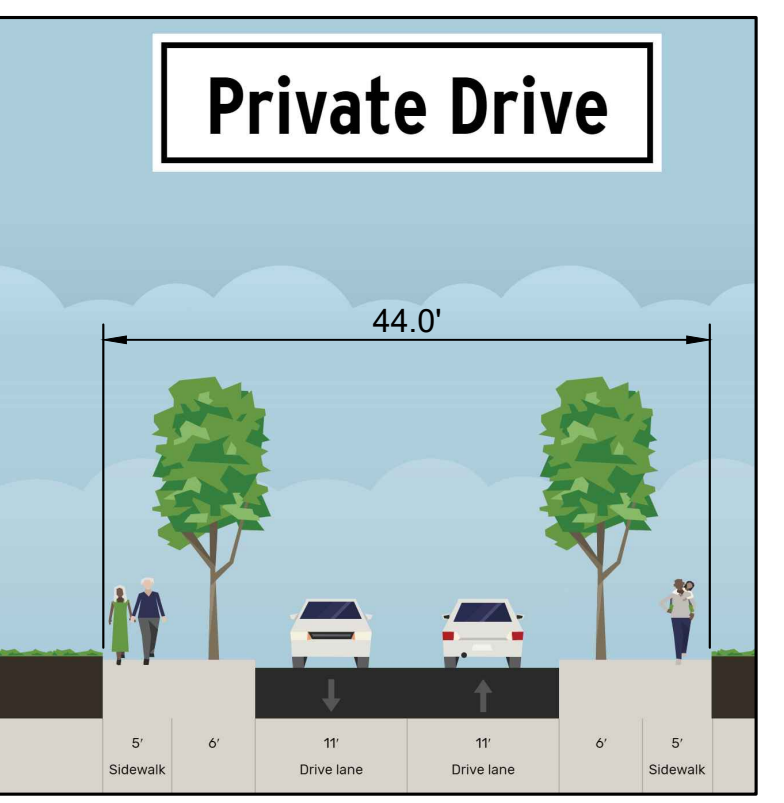
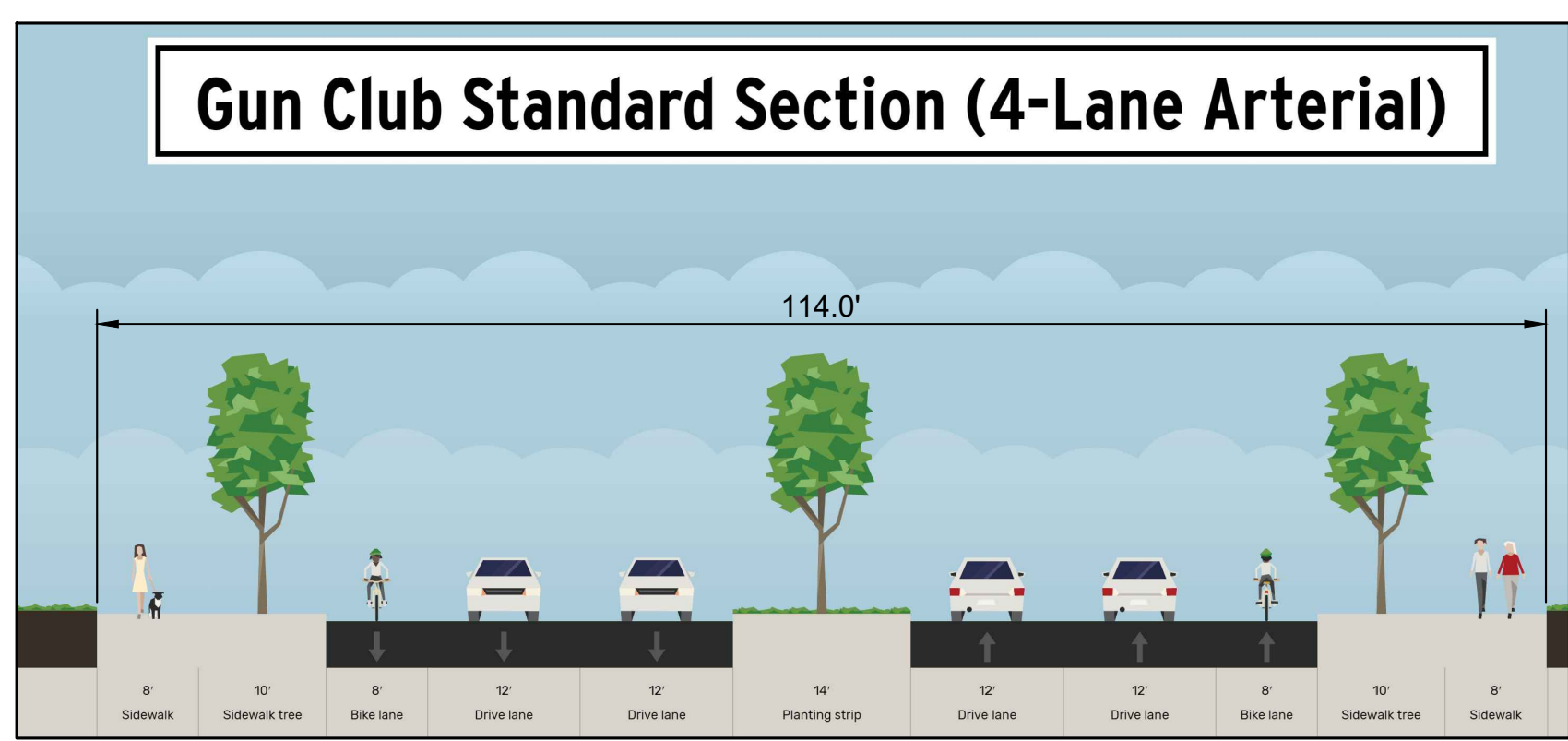
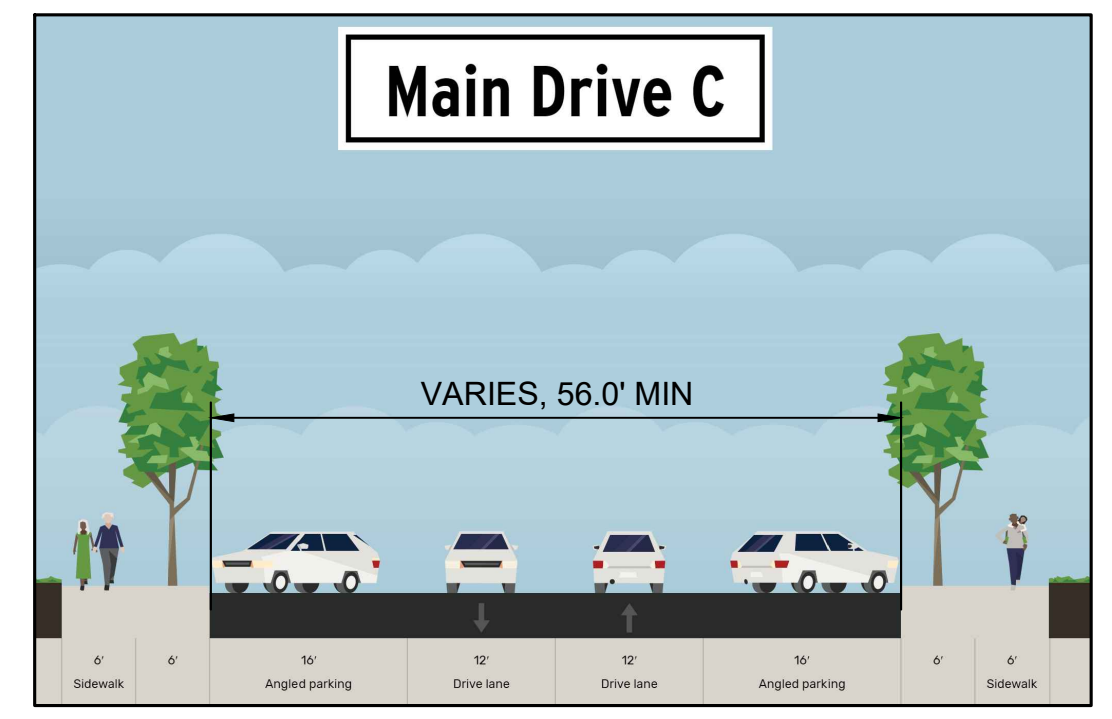
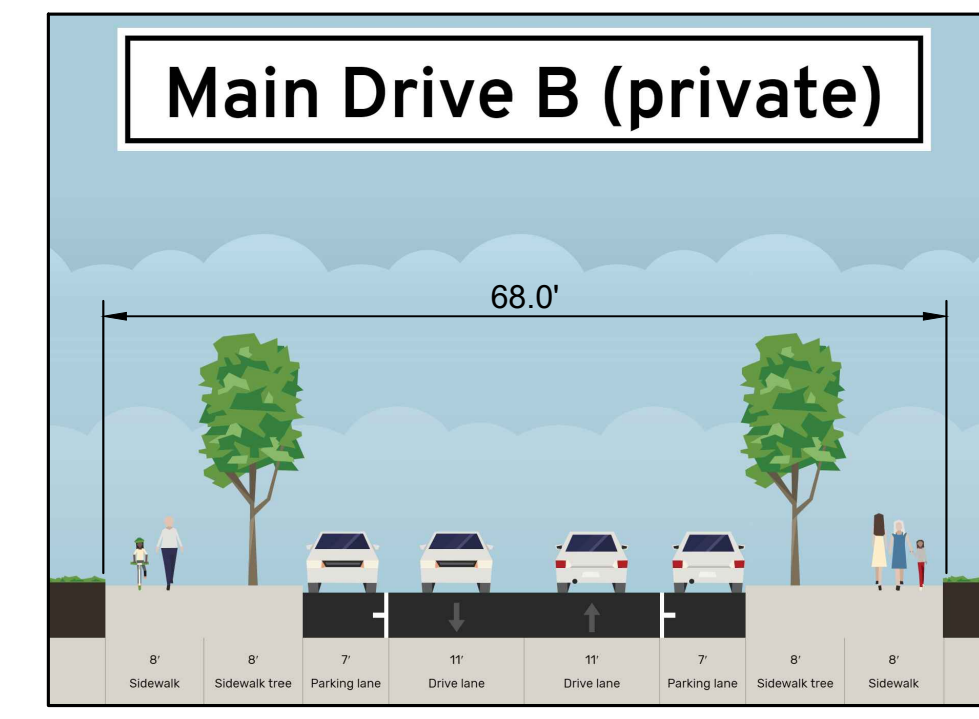
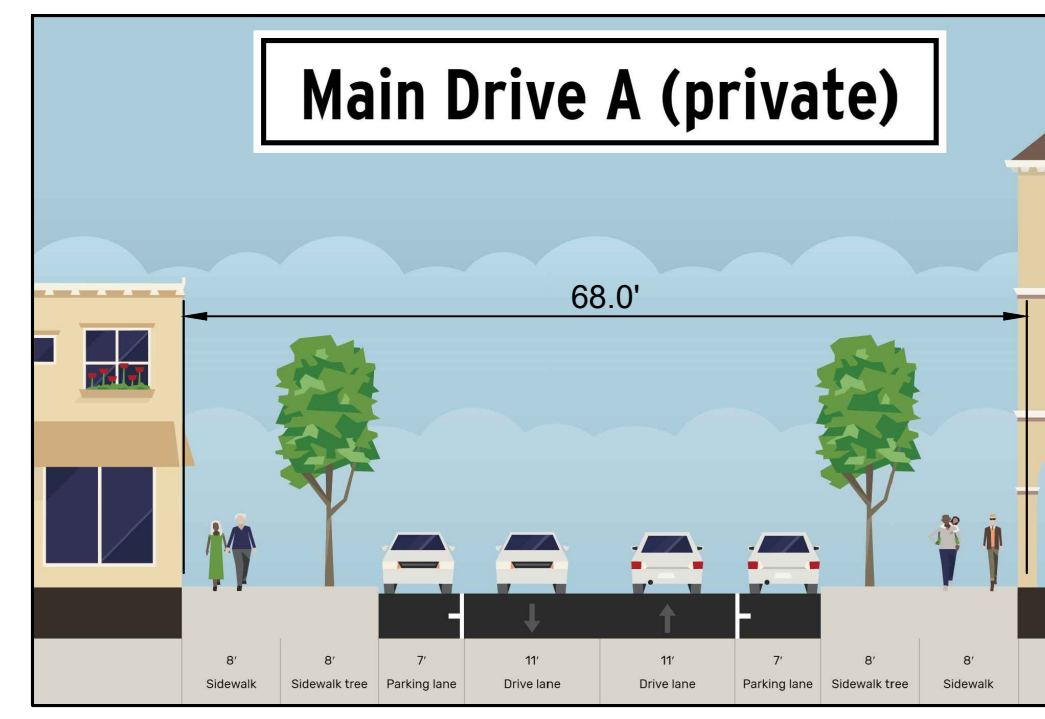
- MULTI-USE EASEMENT
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- LANDSCAPE BUFFER (POND)
- SITE FOCAL POINT

UTILITY LEGEND

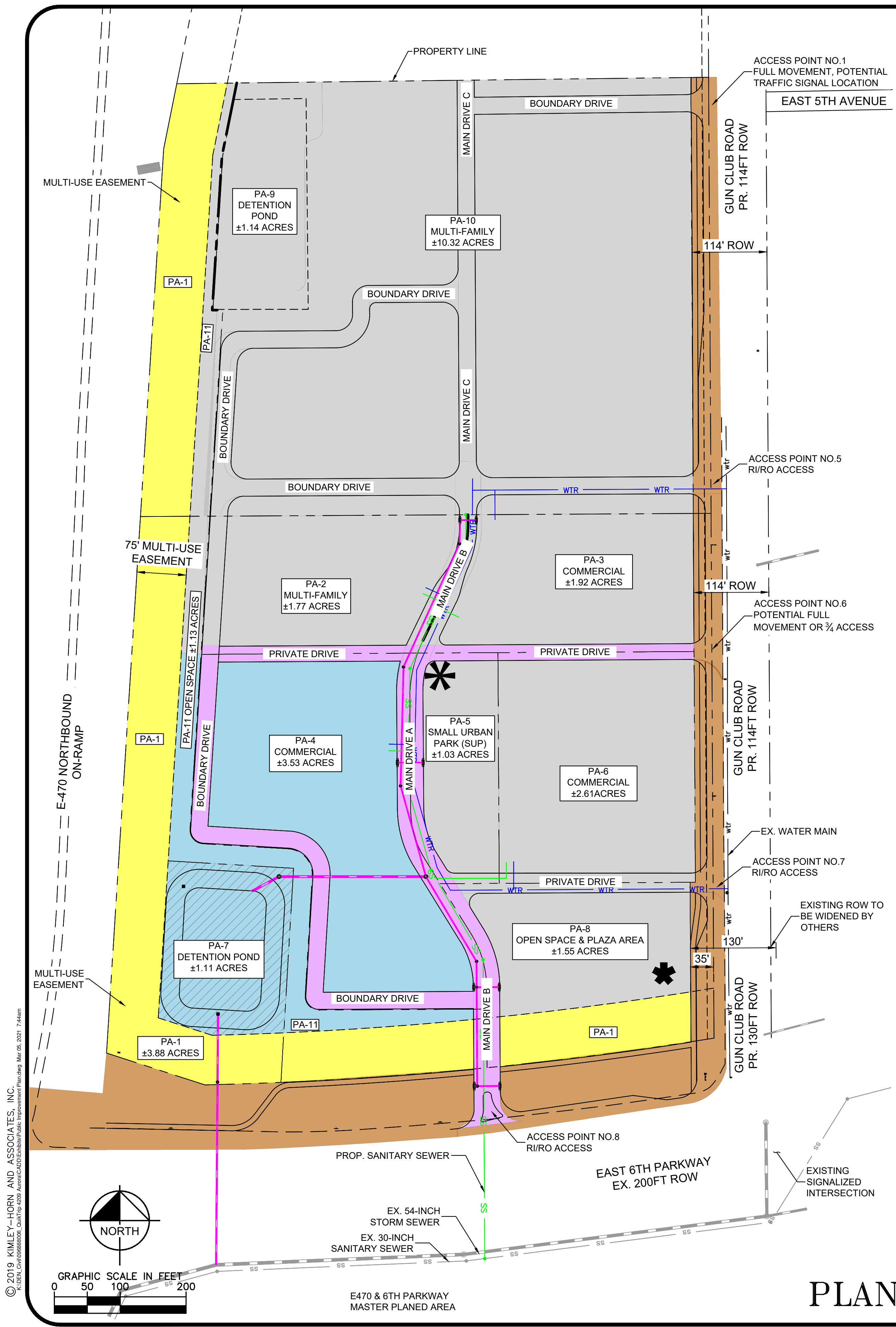
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED STORM MAIN
- PROPOSED SANITARY MAIN
- PROPOSED WATER MAIN

NOTES:

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LAMAR LANDING PLANNING AREA 3 (PA-3)

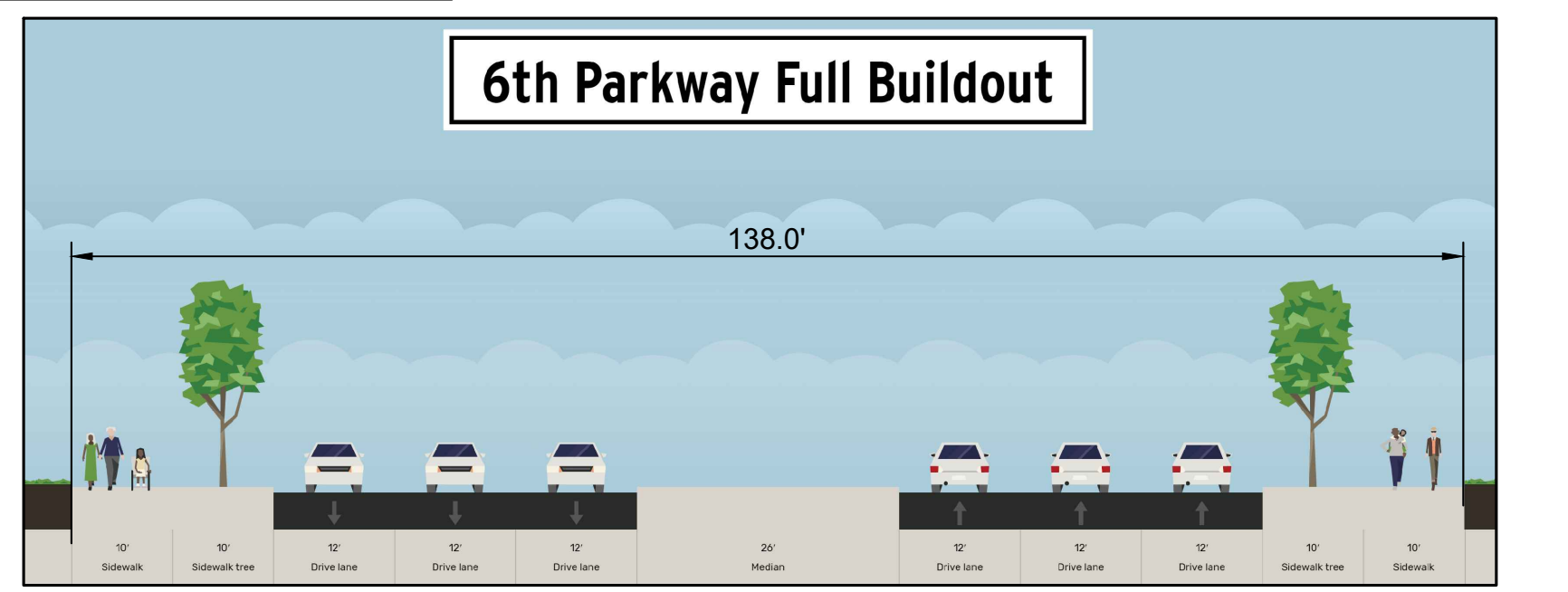
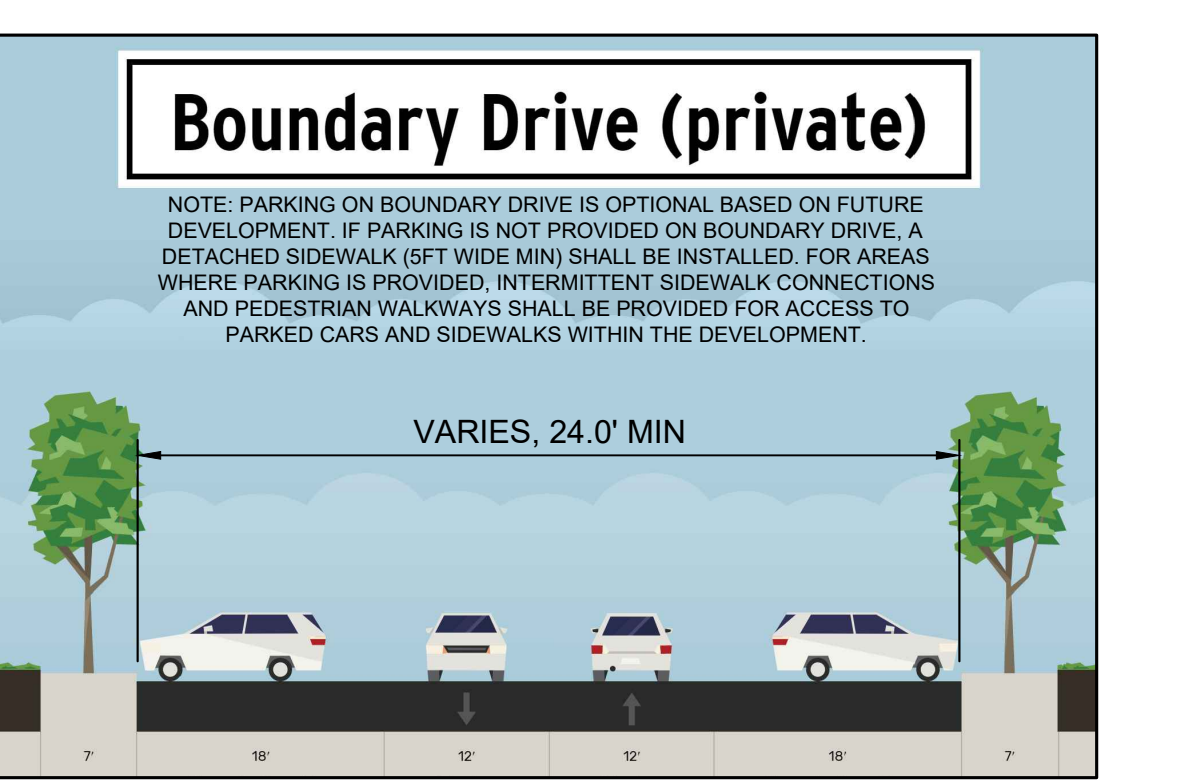
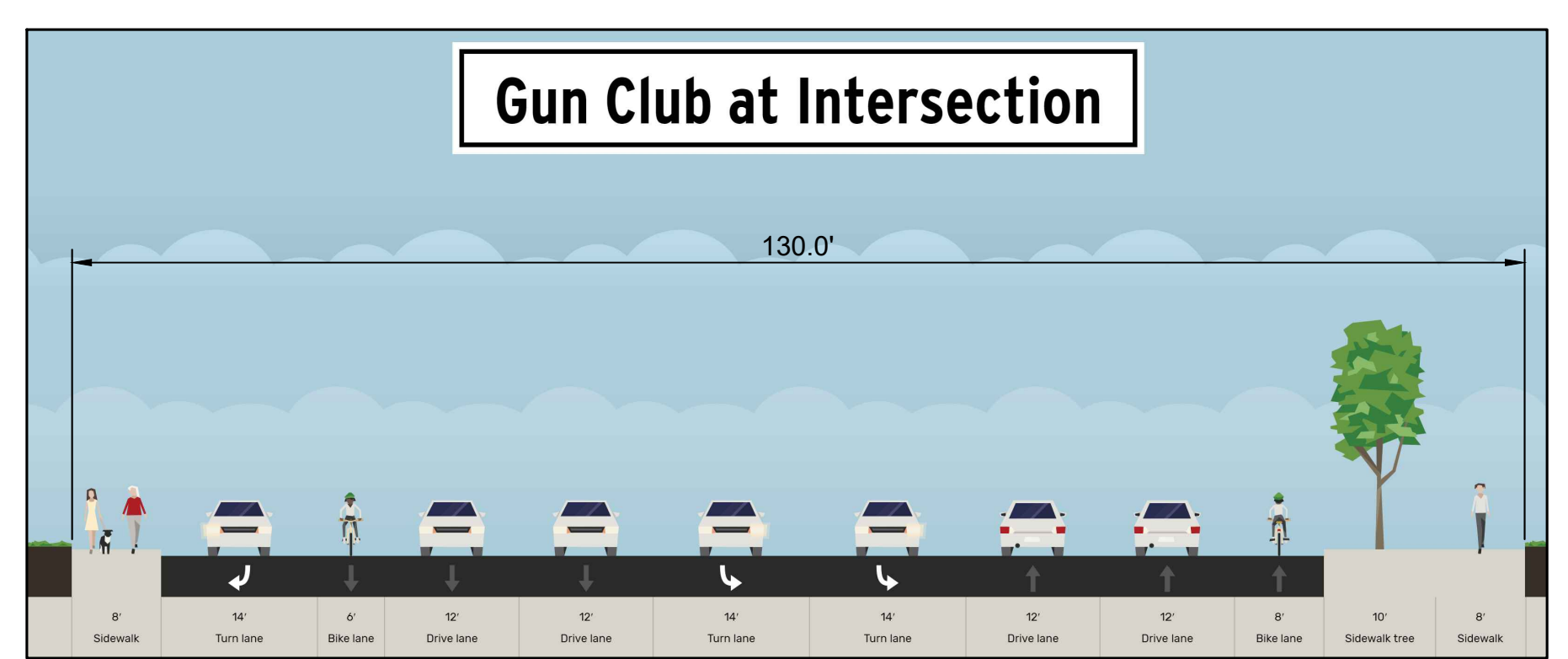
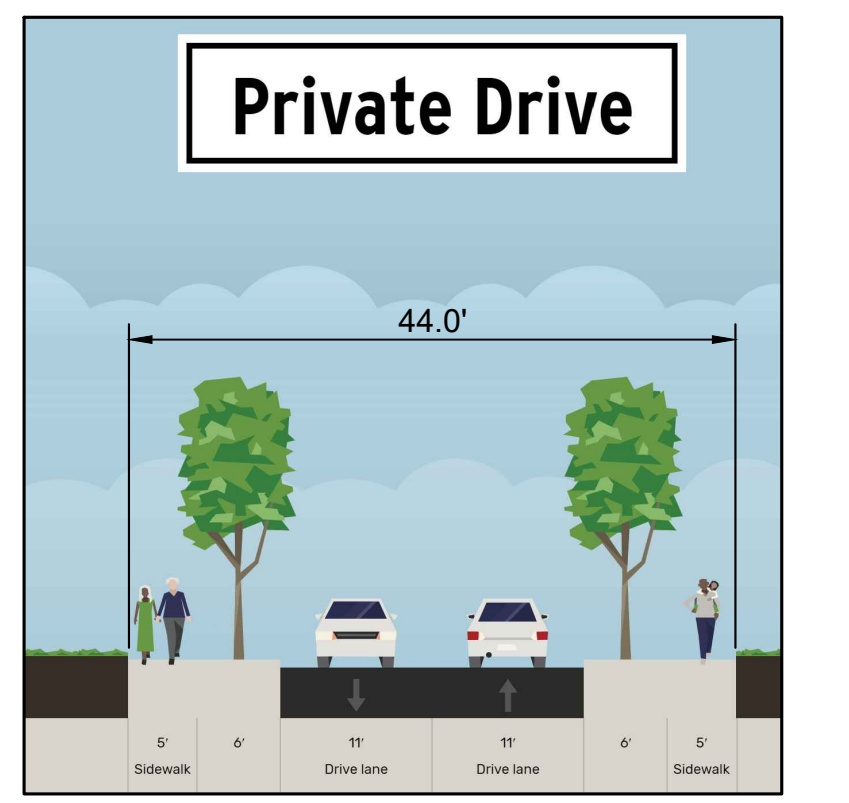
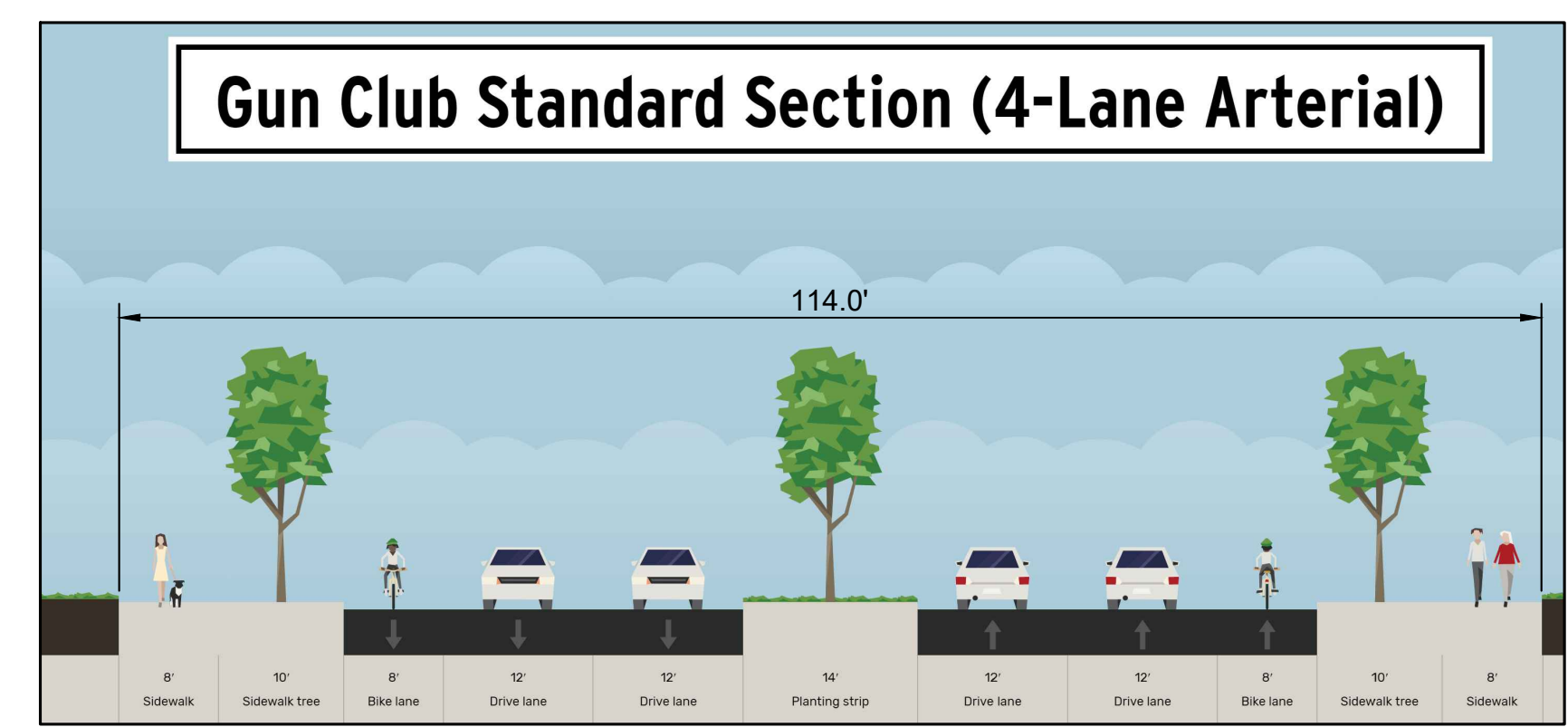
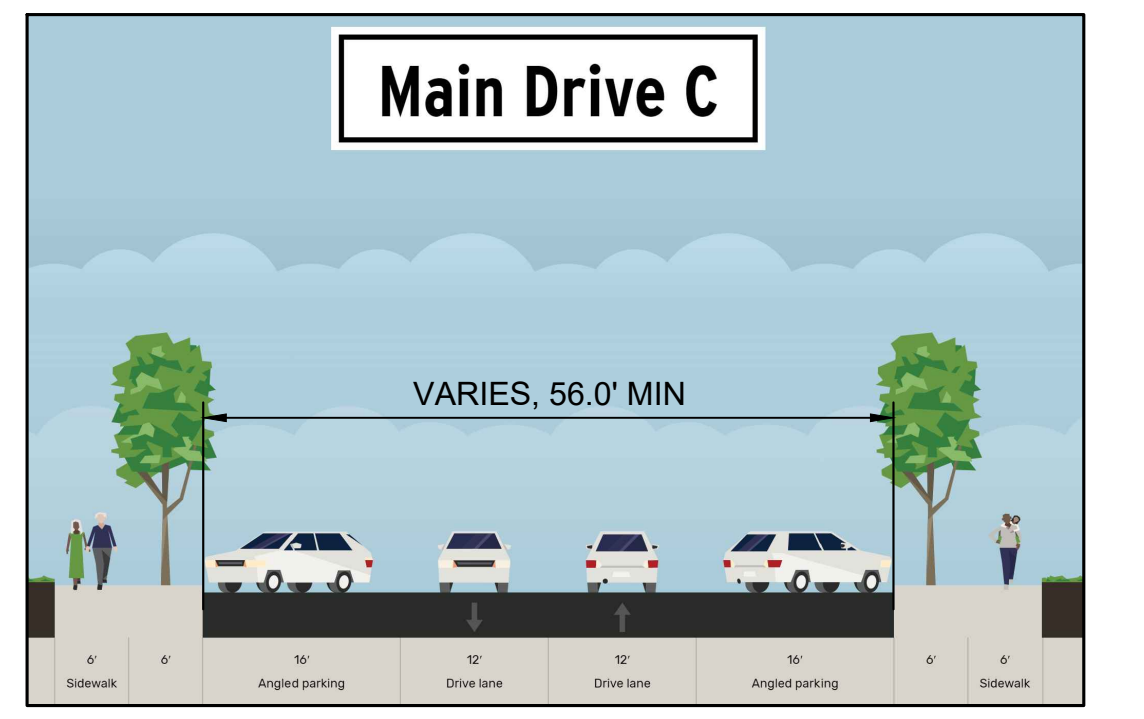
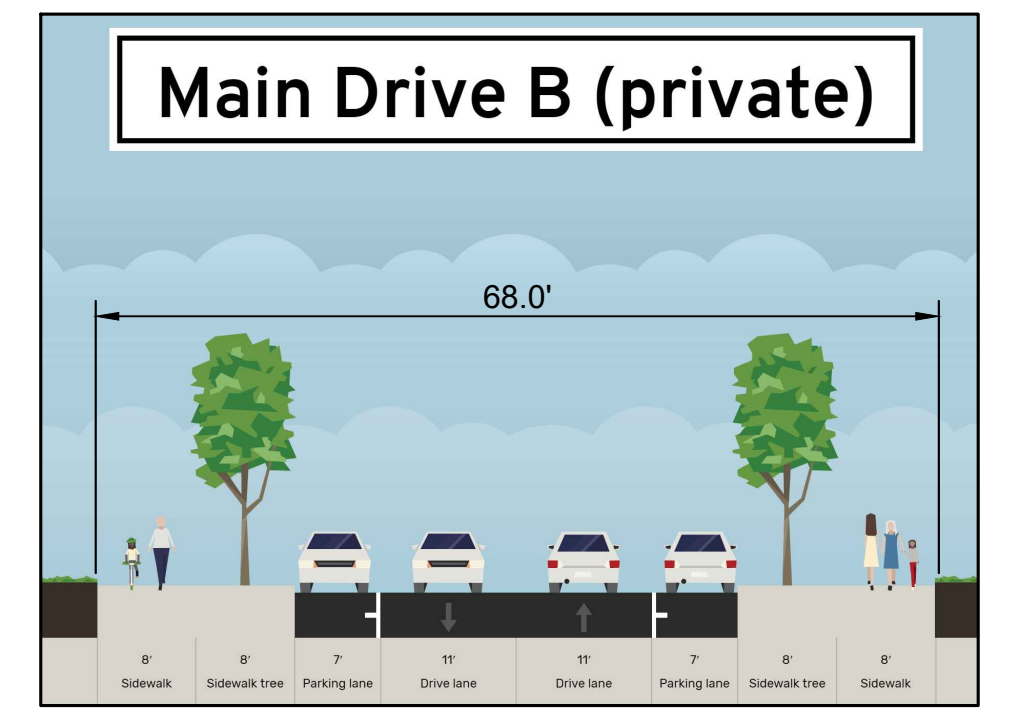
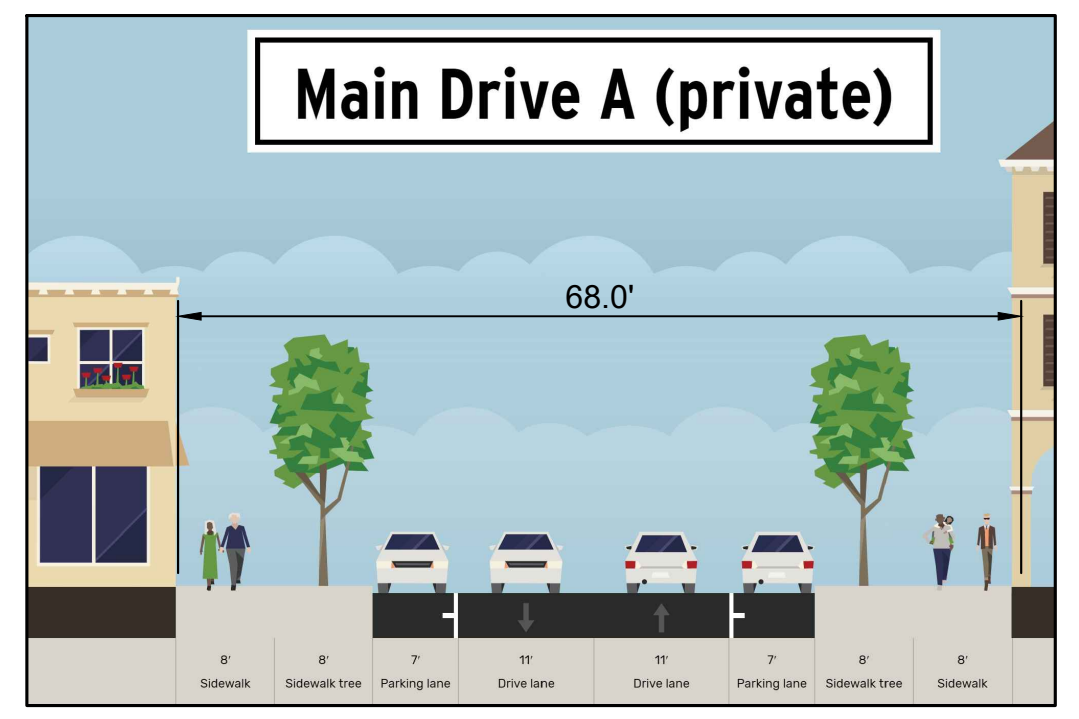


- LEGEND**

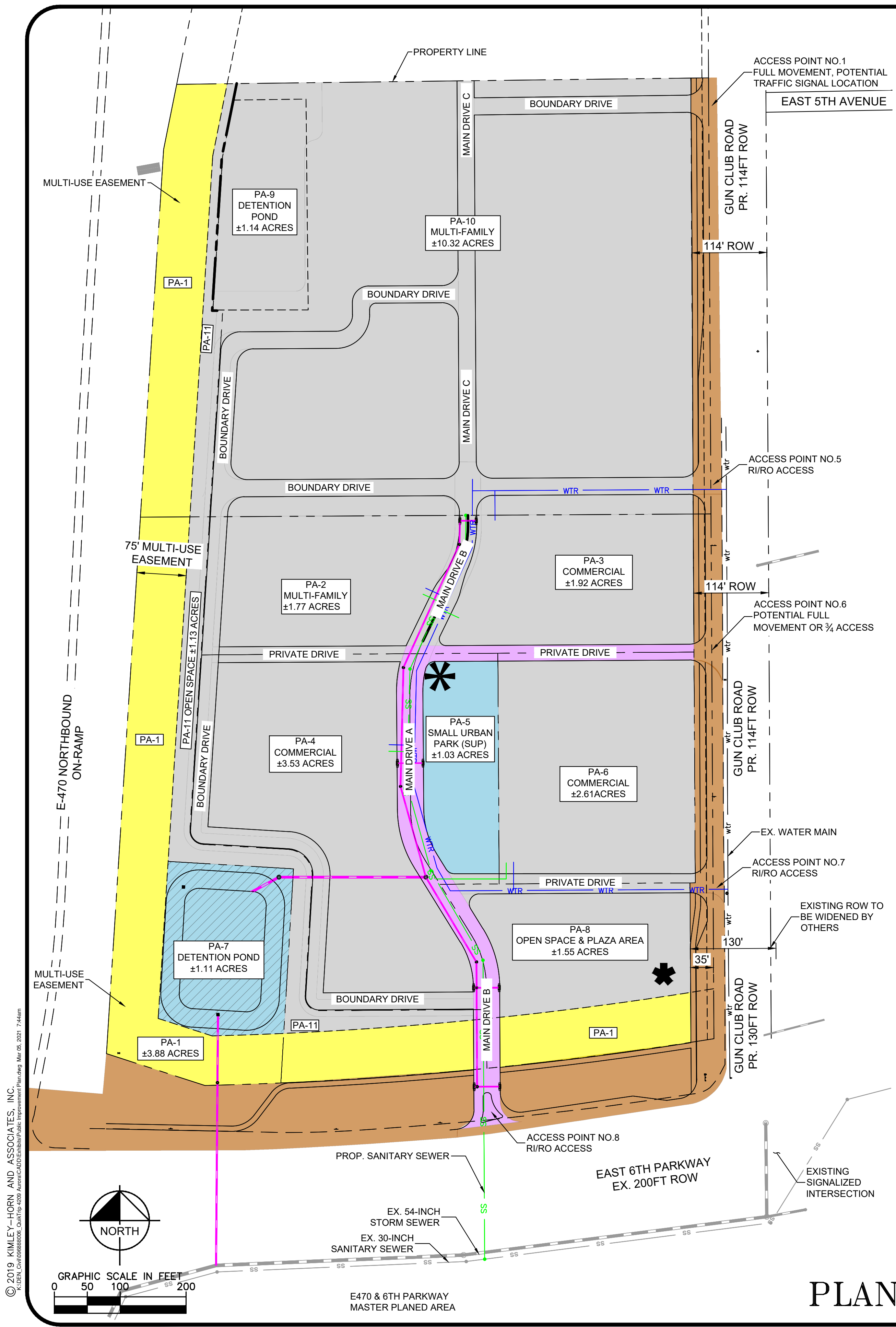
 - MULTI-USE EASEMENT
 - PUBLIC ROADWAY IMPROVEMENTS
 - PLANNING AREA
 - ROADWAY IMPROVEMENTS
 - LANDSCAPE BUFFER (POND)
 - SITE FOCAL POINT
- UTILITY LEGEND**

 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - PROPOSED STORM MAIN
 - PROPOSED SANITARY MAIN
 - PROPOSED WATER MAIN

- NOTES:**
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LAMAR LANDING PLANNING AREA 4 (PA-4)



LEGEND

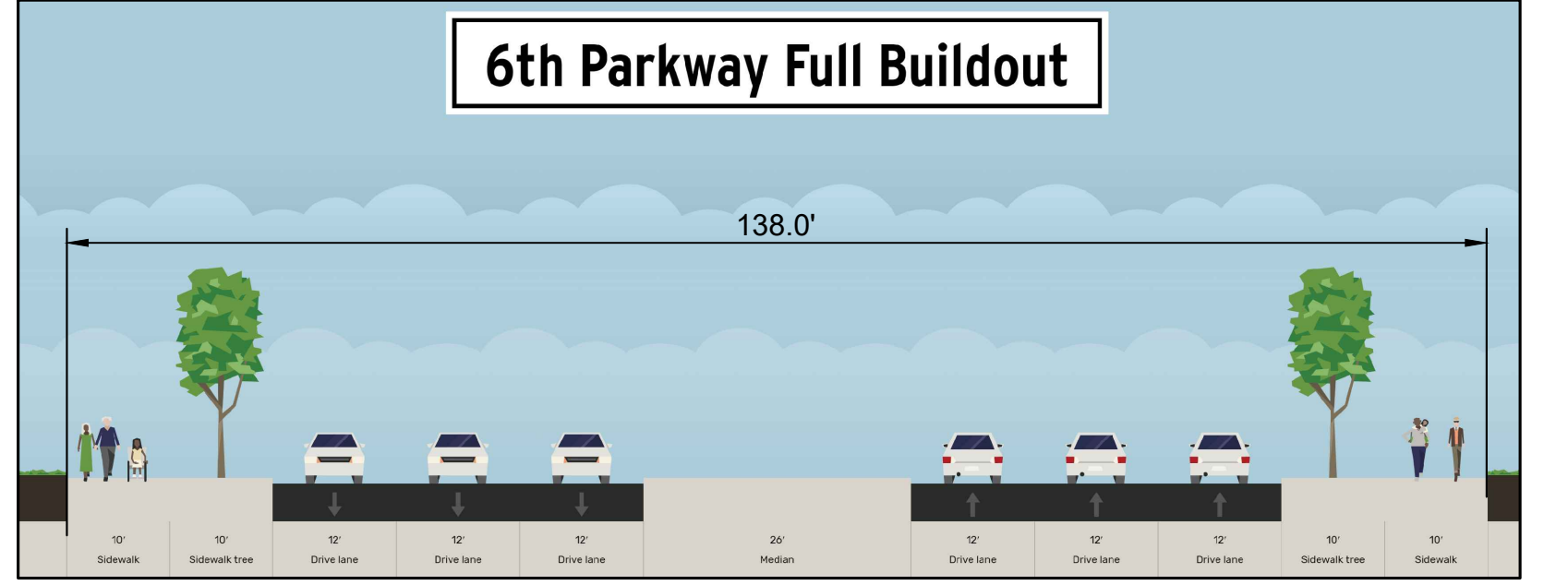
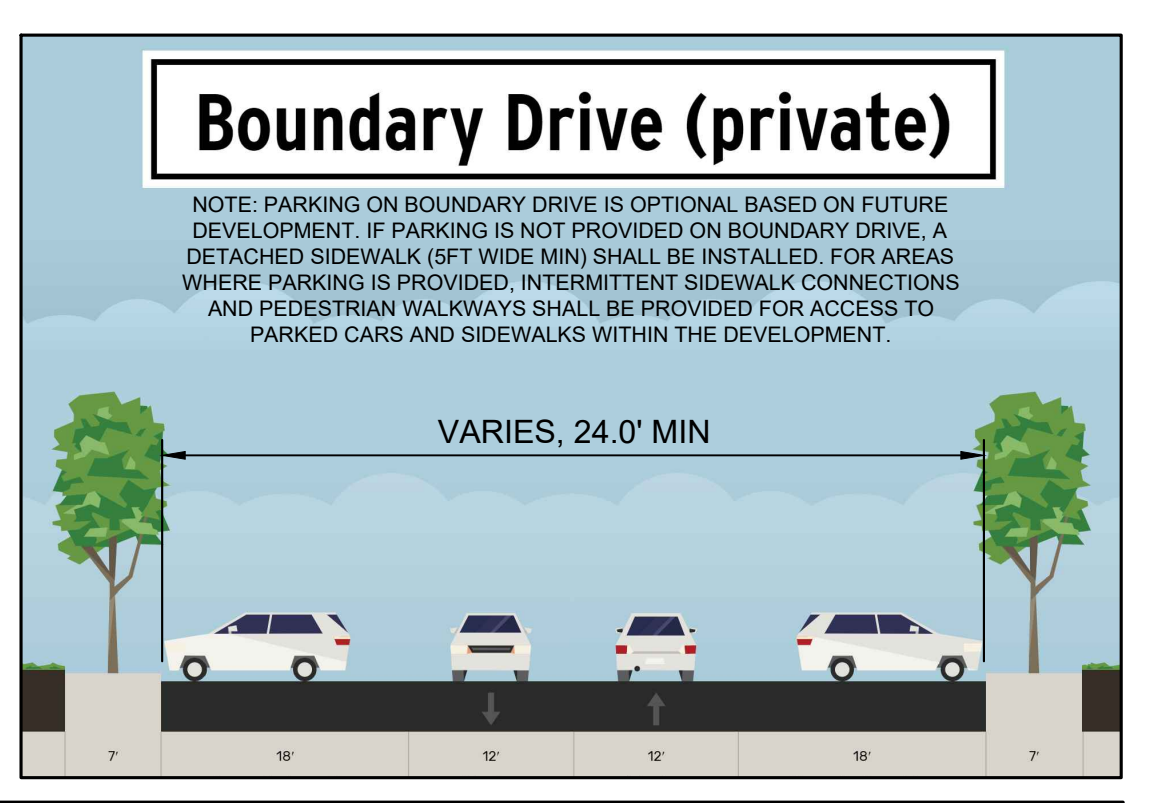
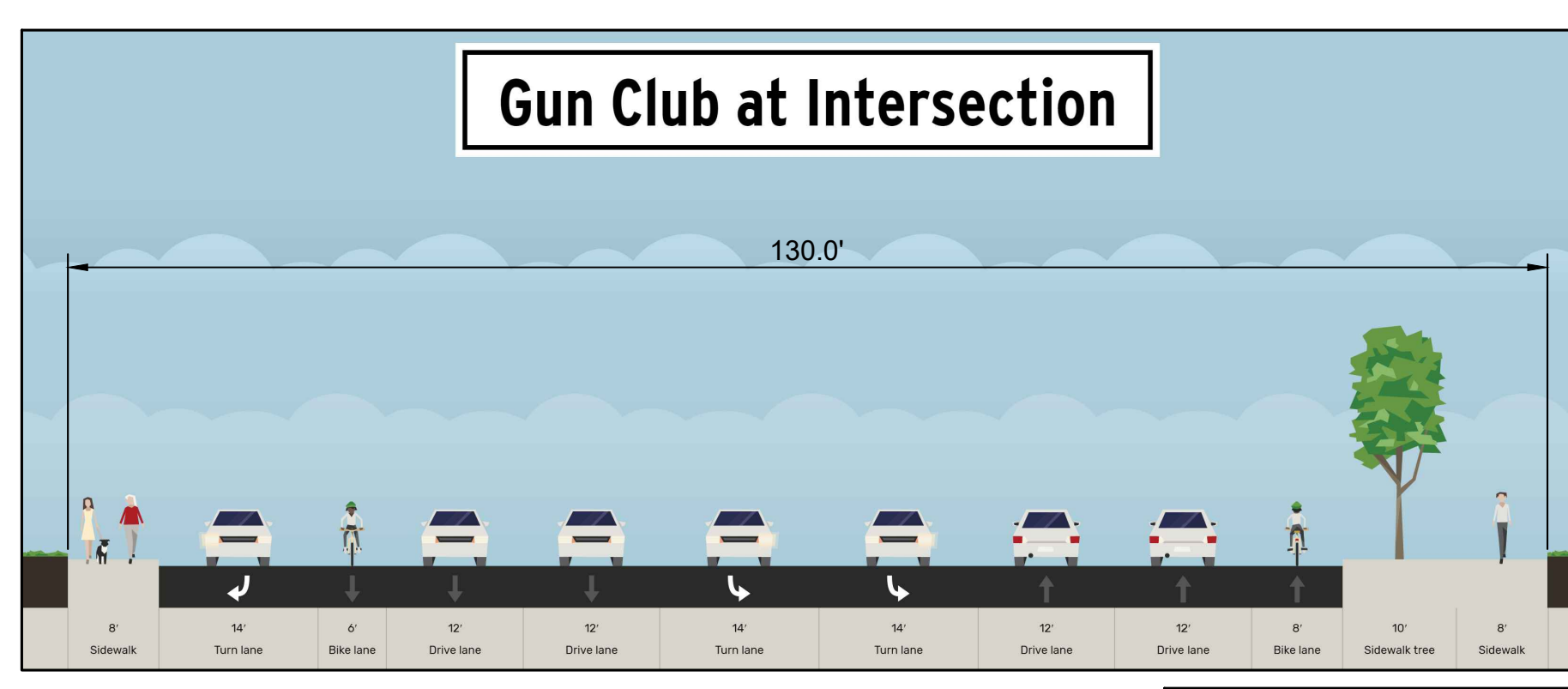
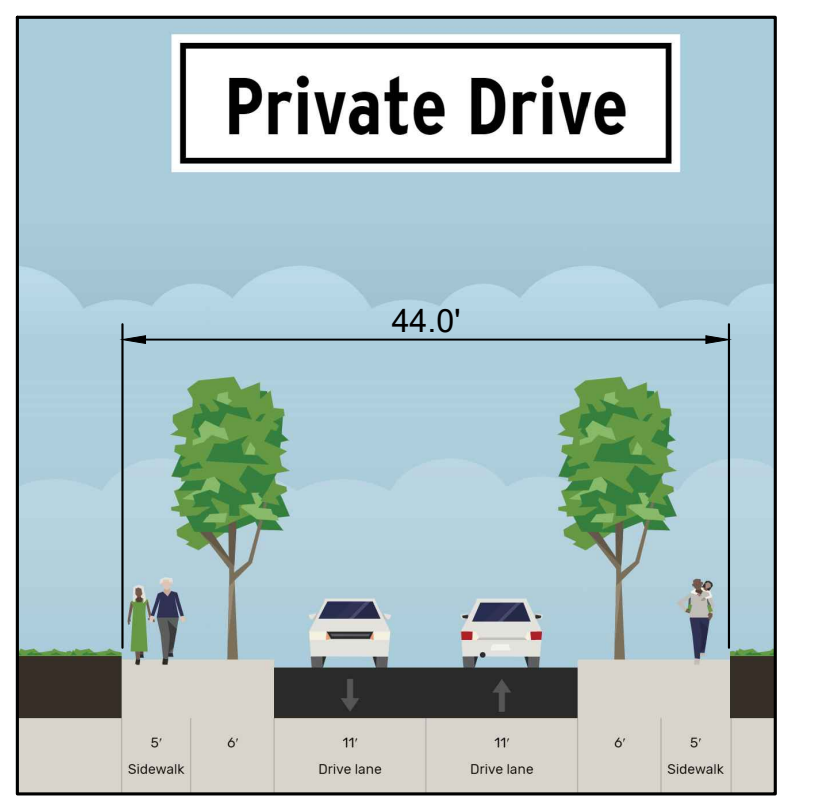
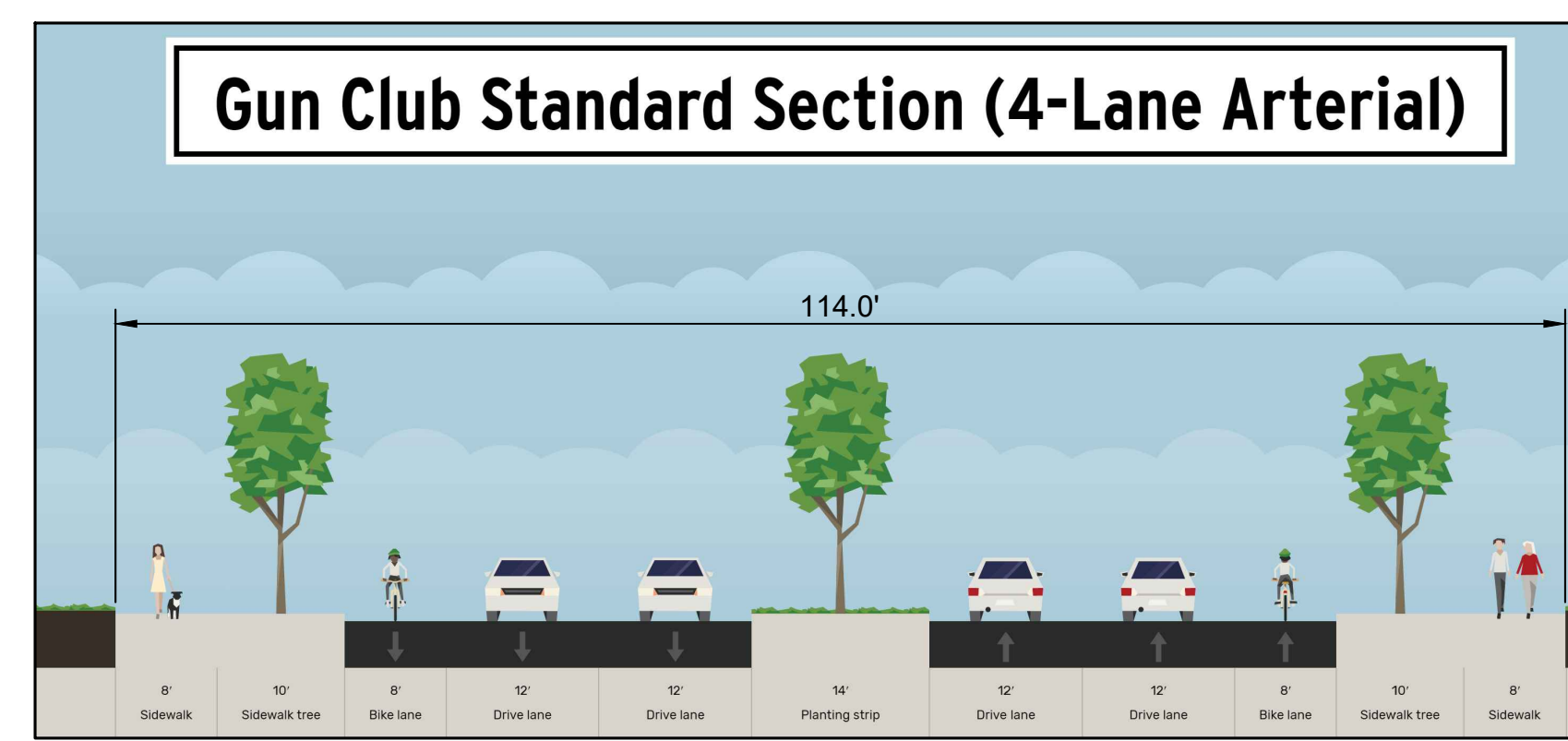
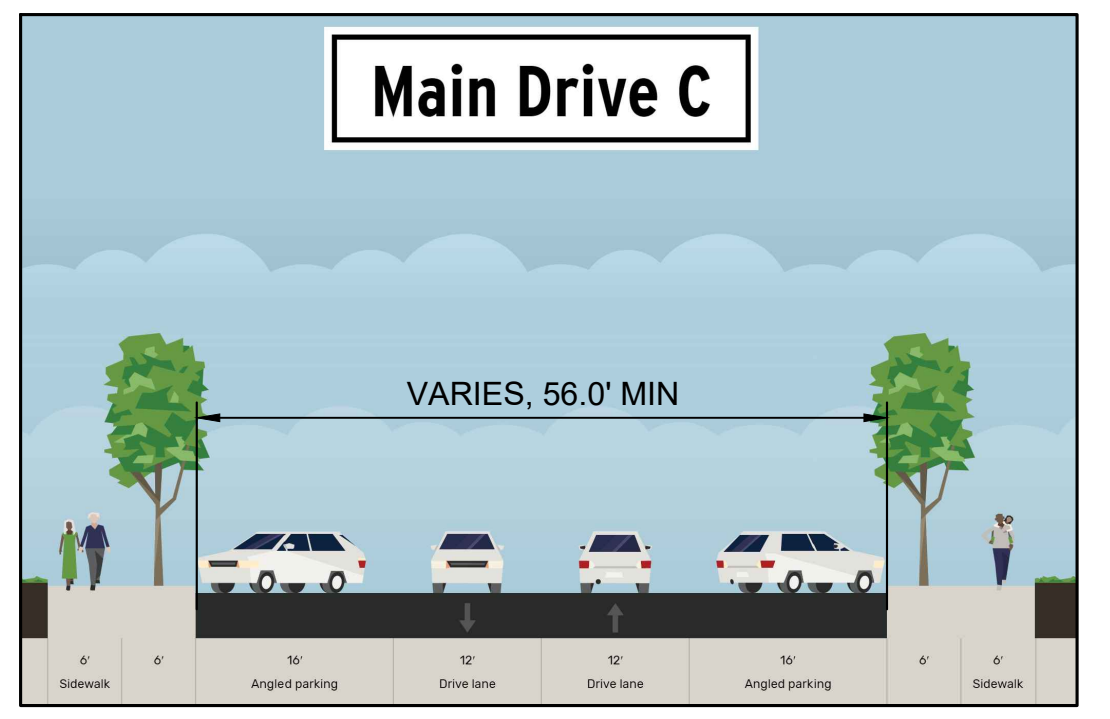
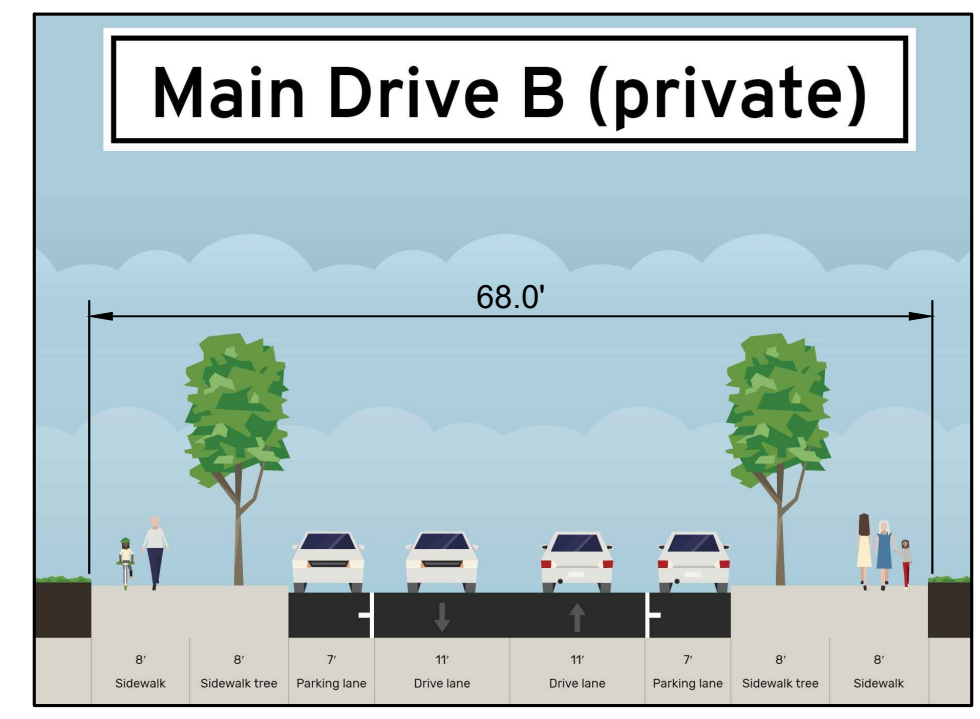
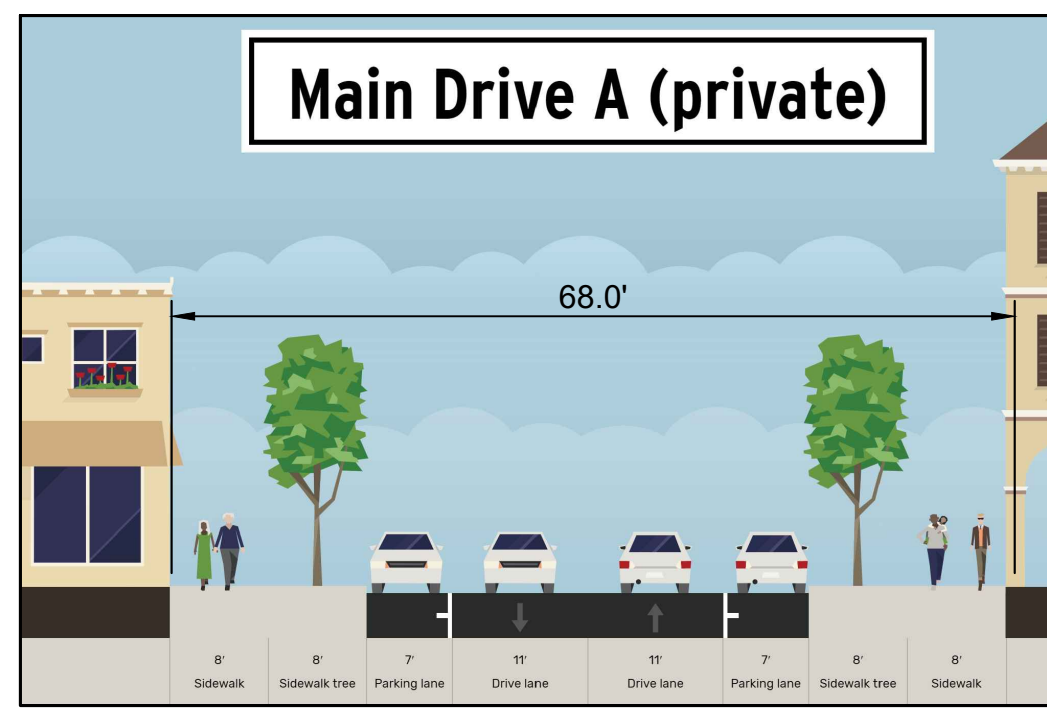
- MULTI-USE EASEMENT
- PUBLIC ROADWAY IMPROVEMENTS
- PLANNING AREA
- ROADWAY IMPROVEMENTS
- LANDSCAPE BUFFER (POND)
- SITE FOCAL POINT

UTILITY LEGEND

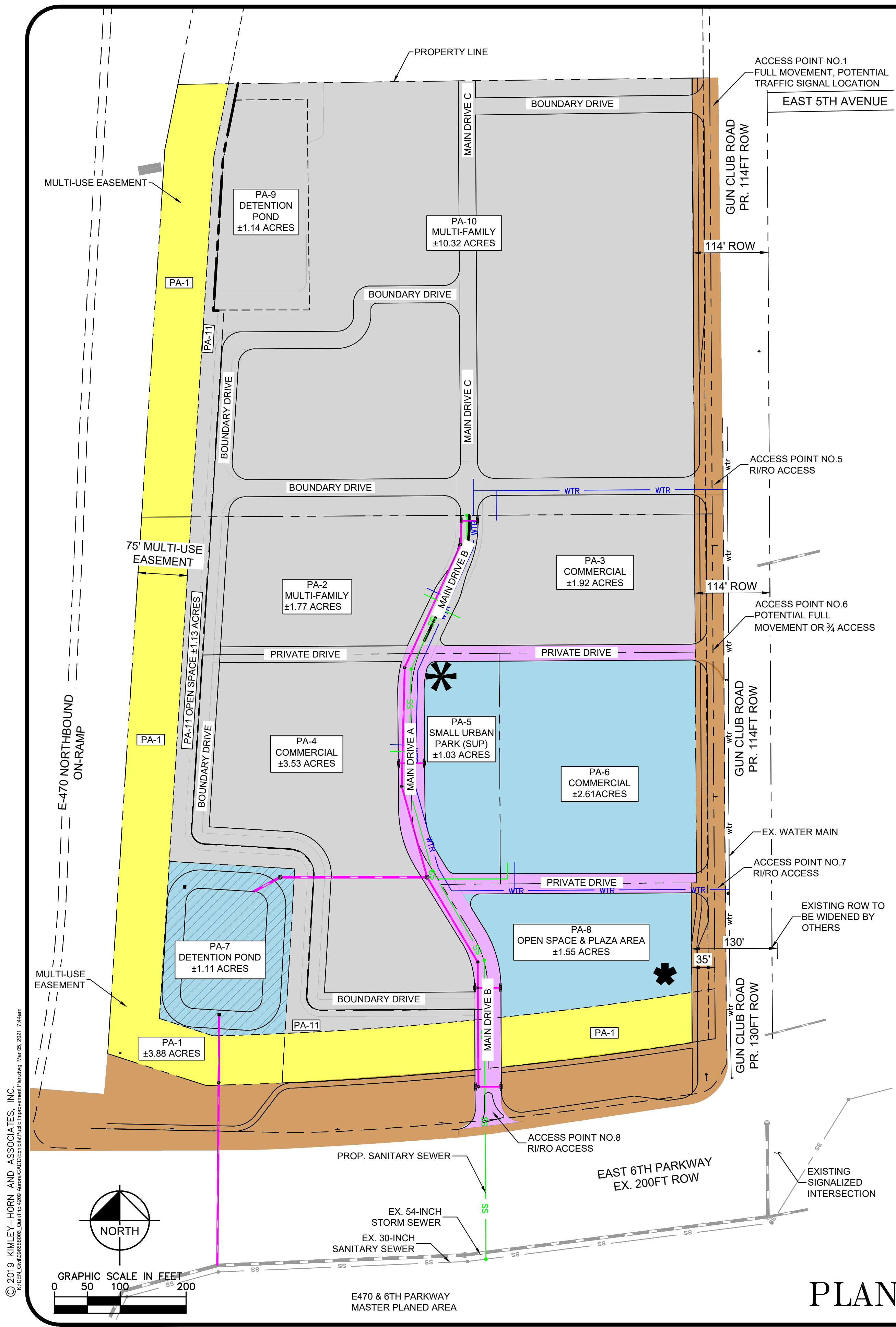
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED STORM MAIN
- PROPOSED SANITARY MAIN
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LAMAR LANDING PLANNING AREA 5 (PA-5)



LEGEND

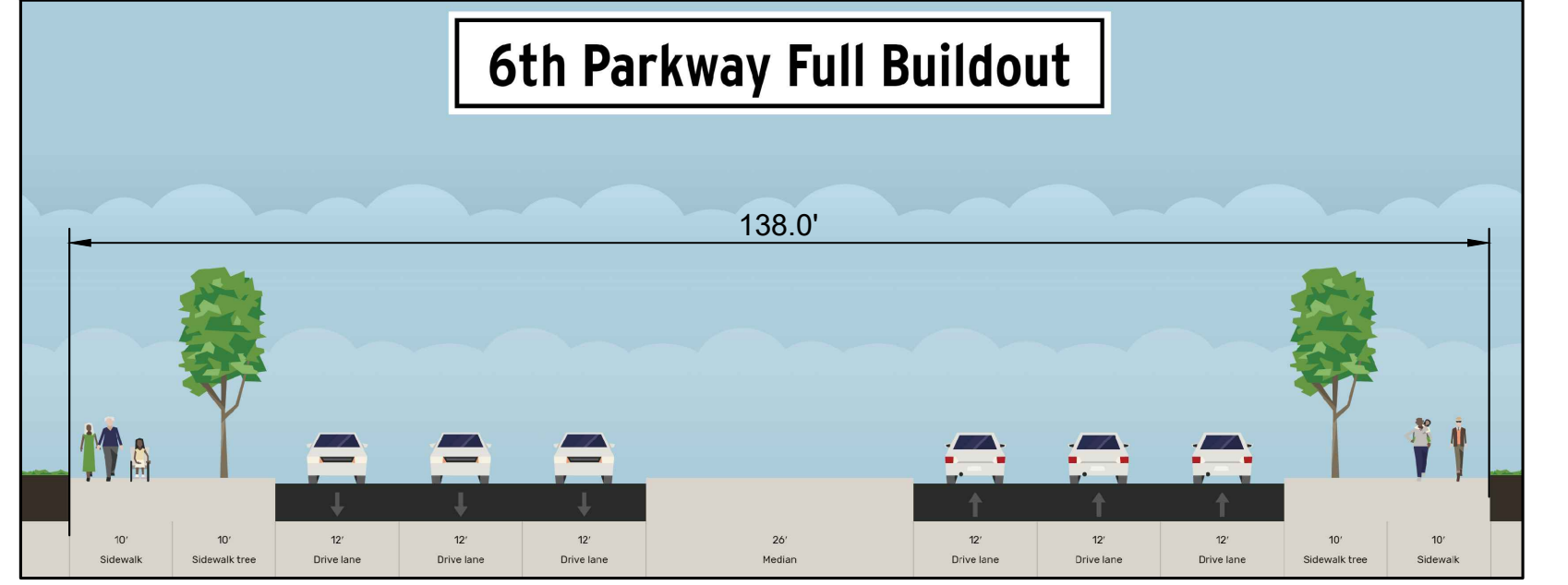
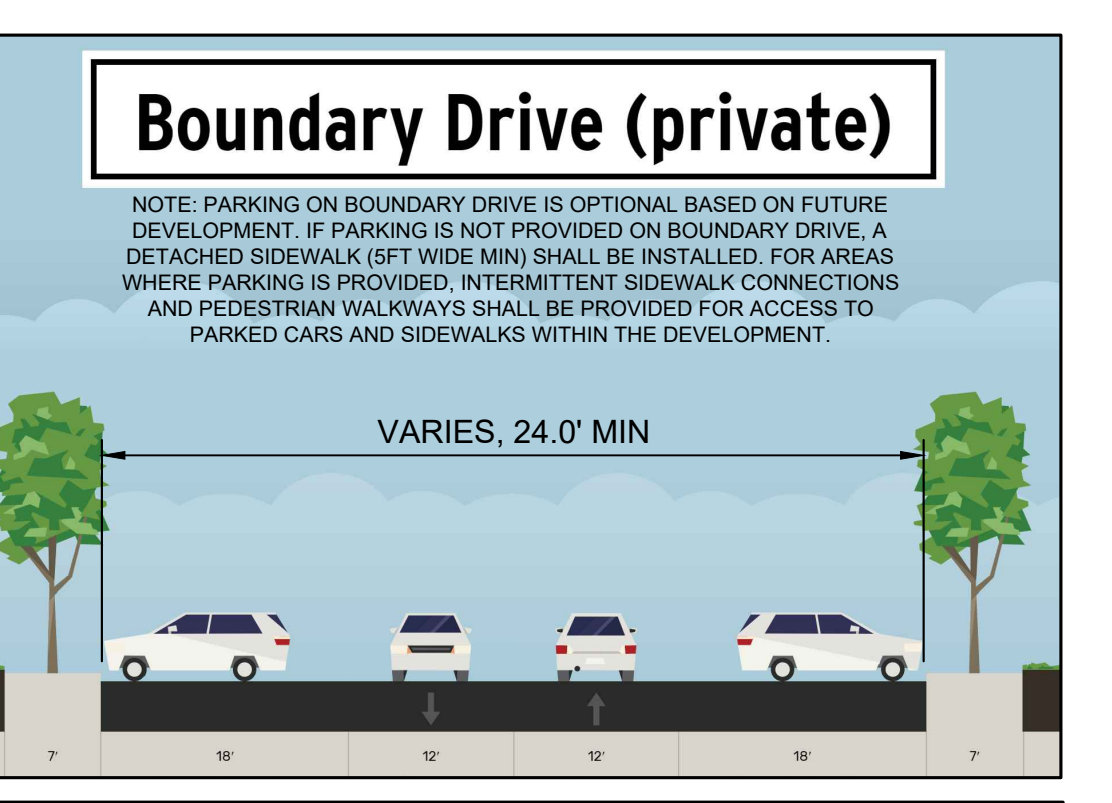
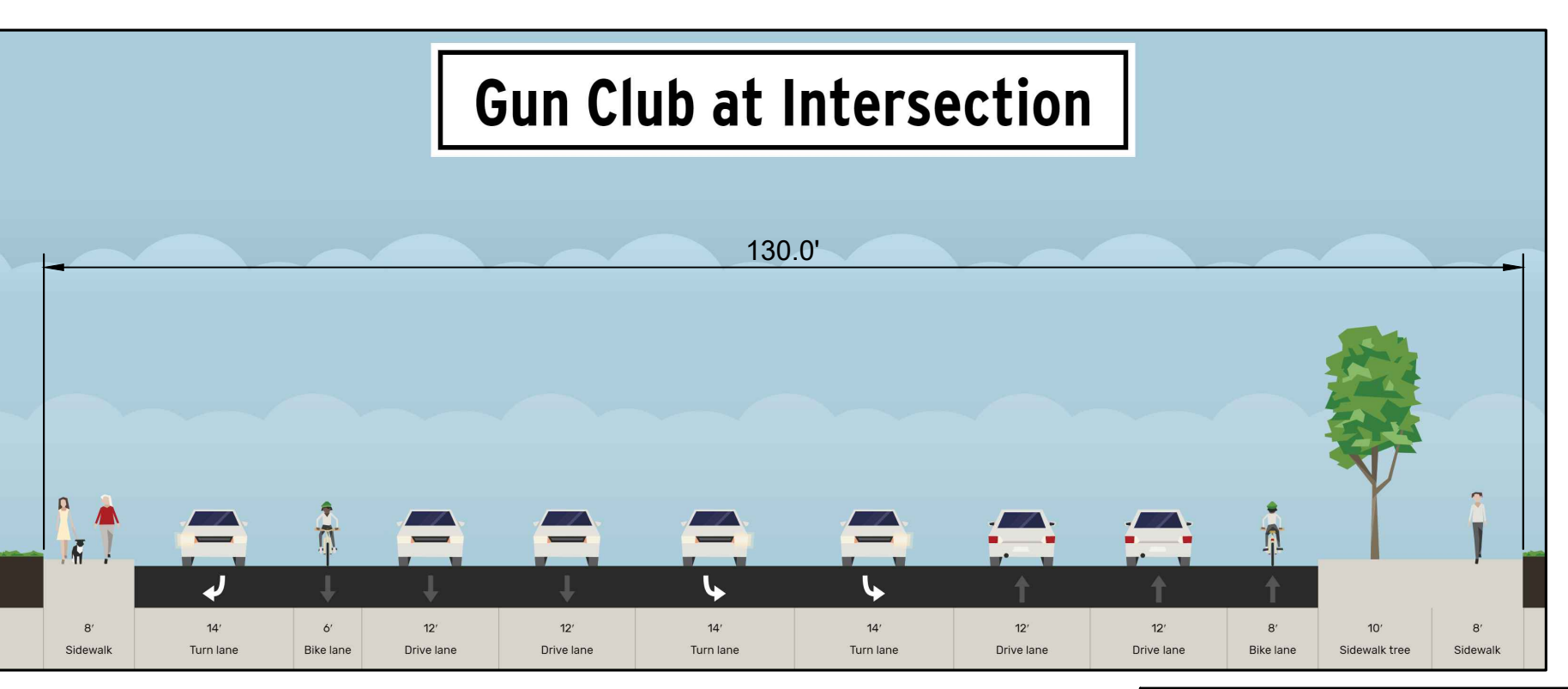
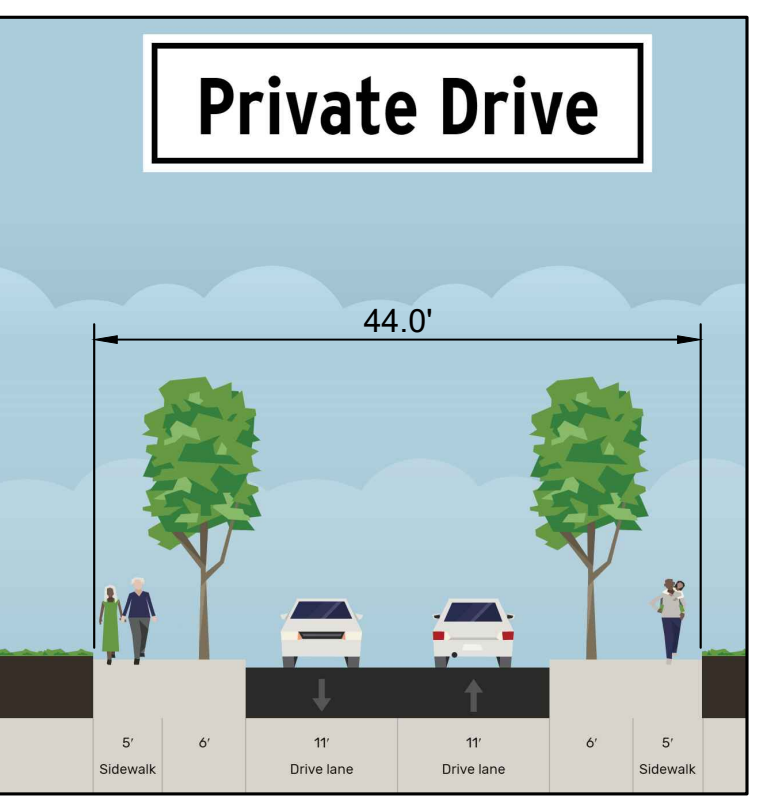
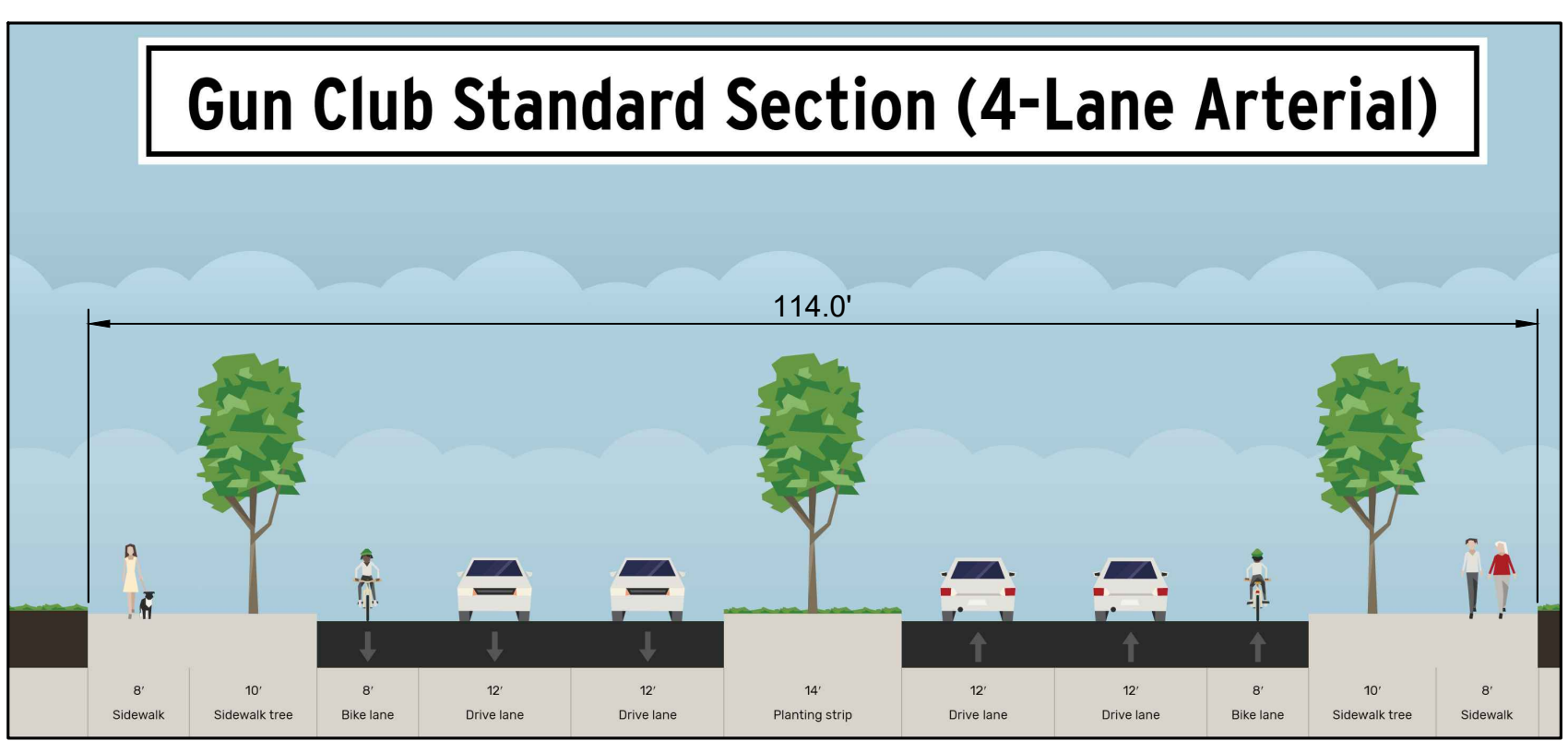
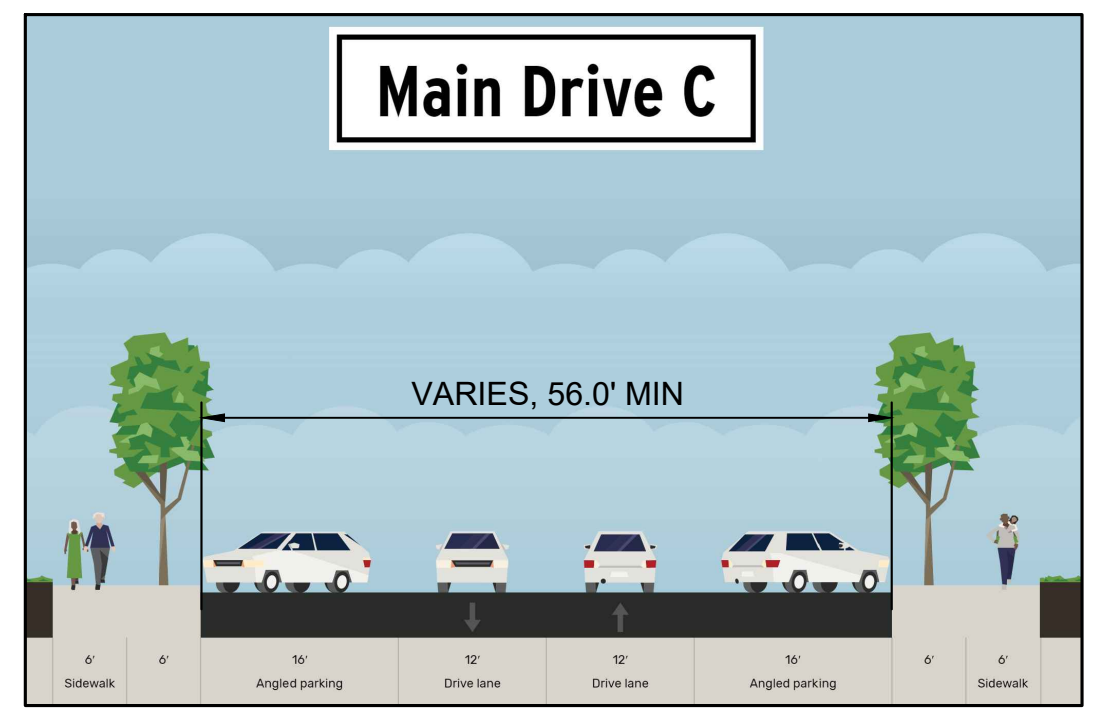
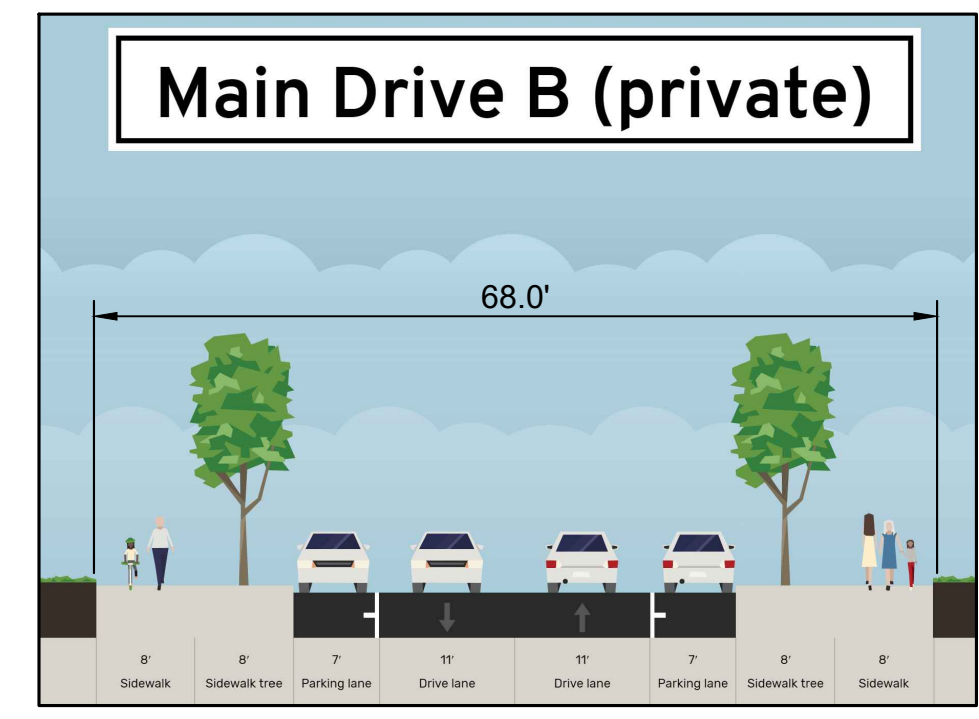
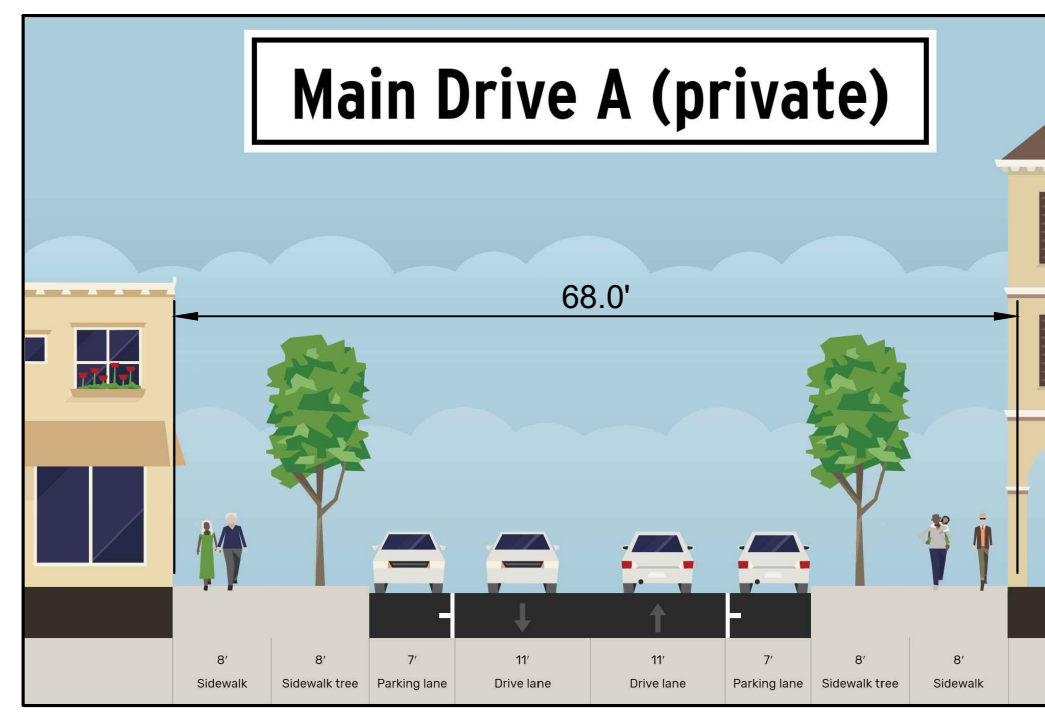
- MULTI-USE EASEMENT
- PUBLIC ROADWAY IMPROVEMENTS
- PLANNING AREA
- ROADWAY IMPROVEMENTS
- LANDSCAPE BUFFER (POND)
- SITE FOCAL POINT

UTILITY LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED STORM MAIN
- PROPOSED SANITARY MAIN
- PROPOSED WATER MAIN

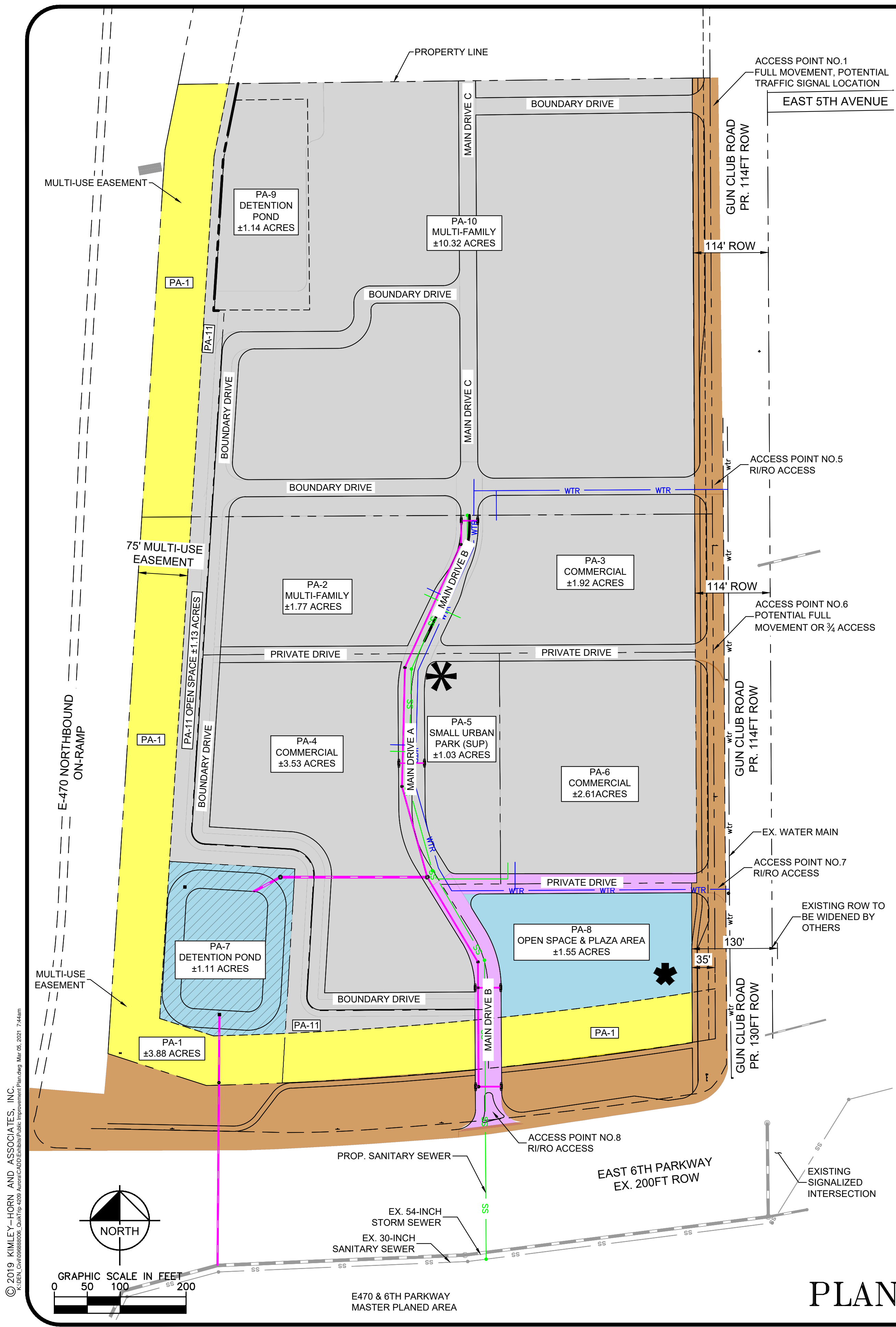
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LAMAR LANDING PLANNING AREA 6 (PA-6)





LEGEND

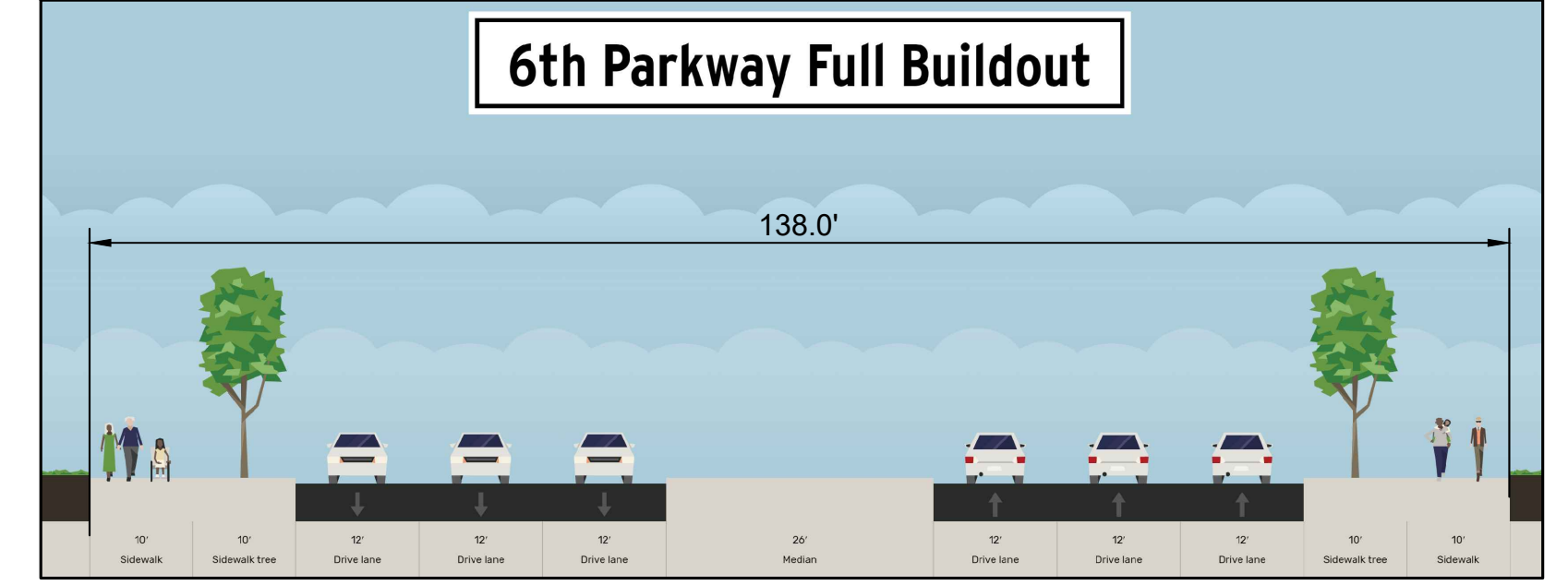
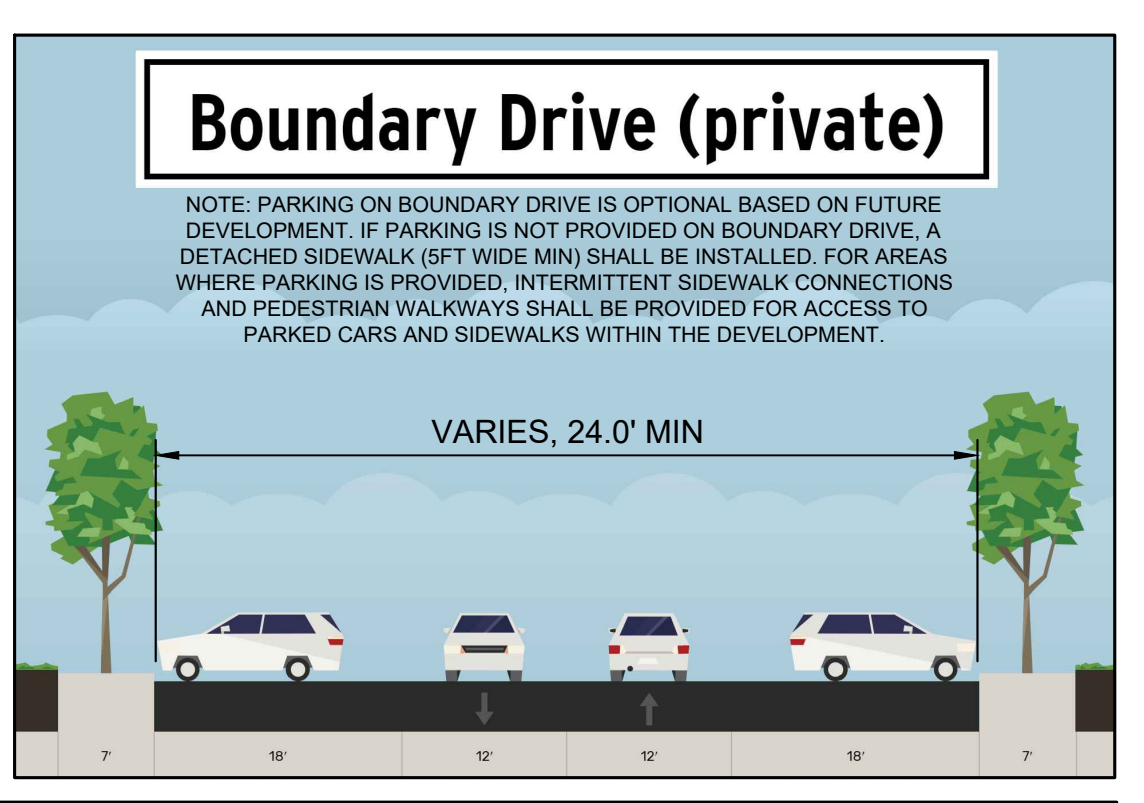
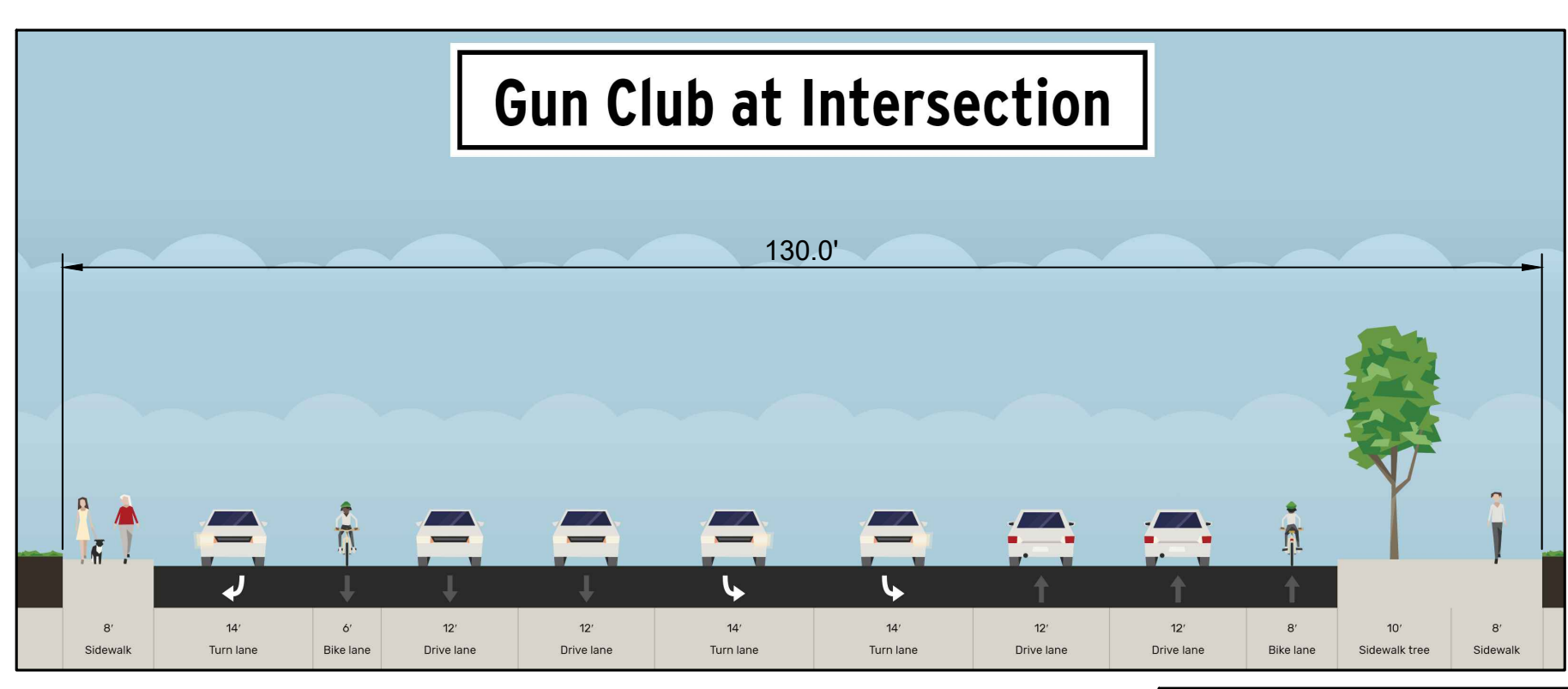
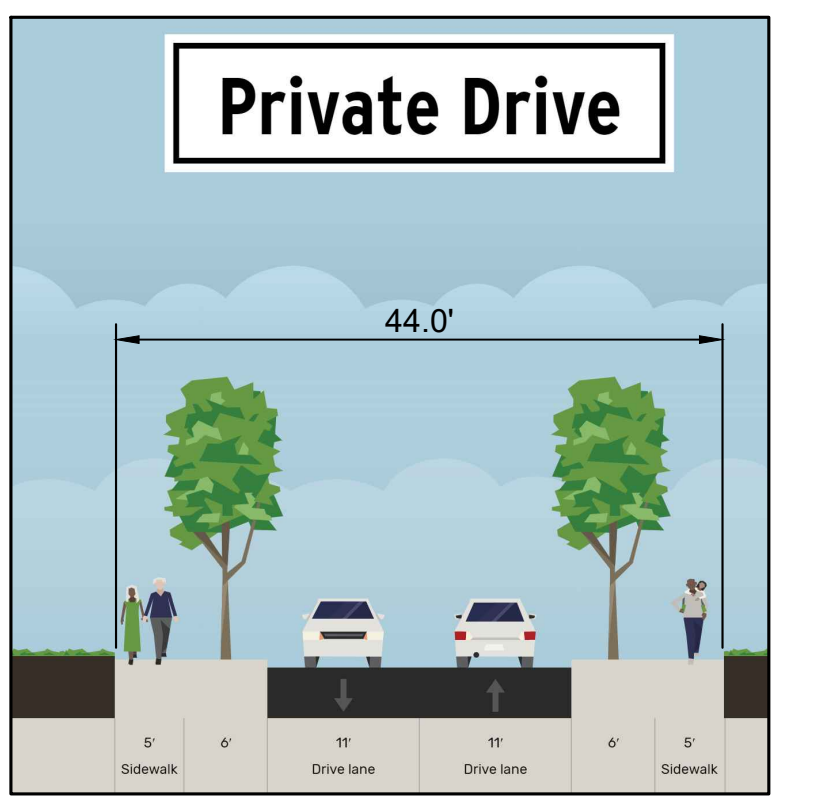
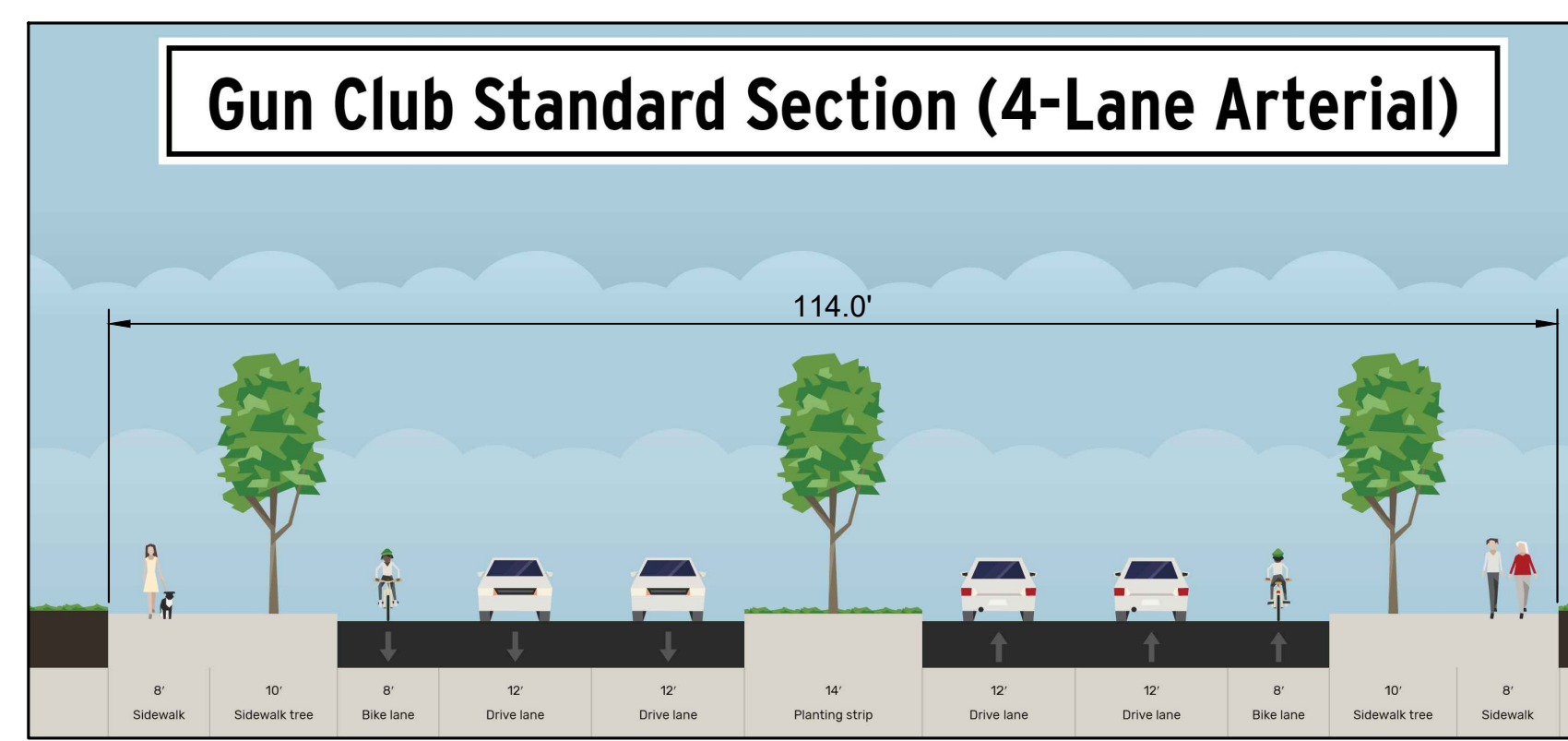
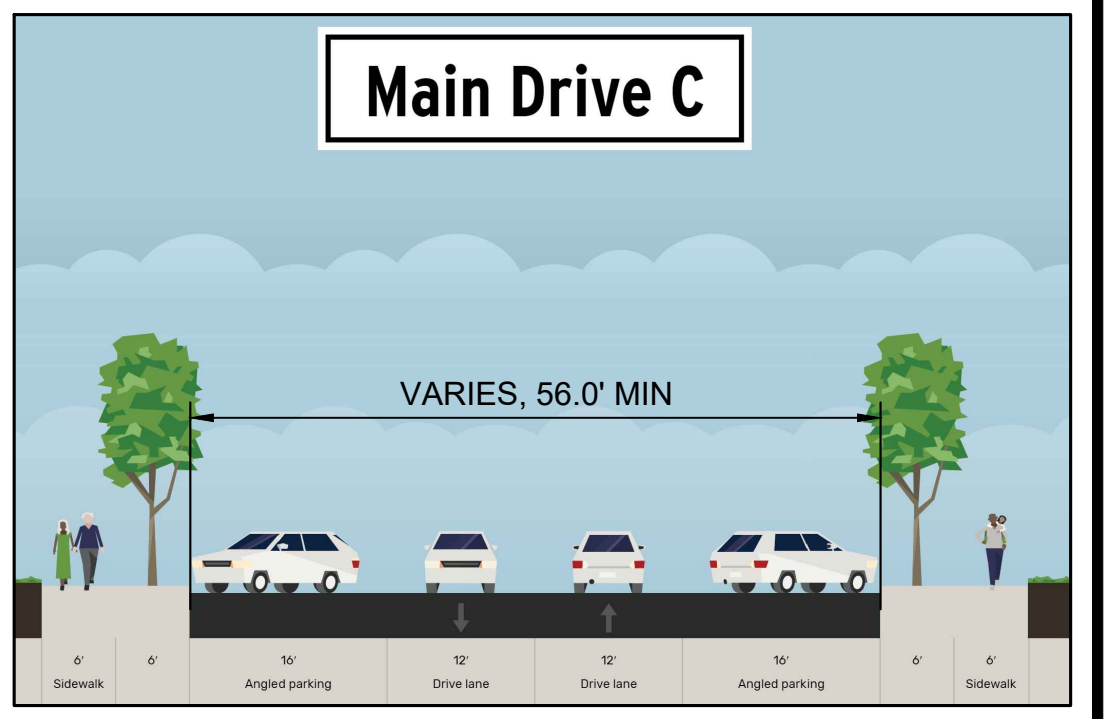
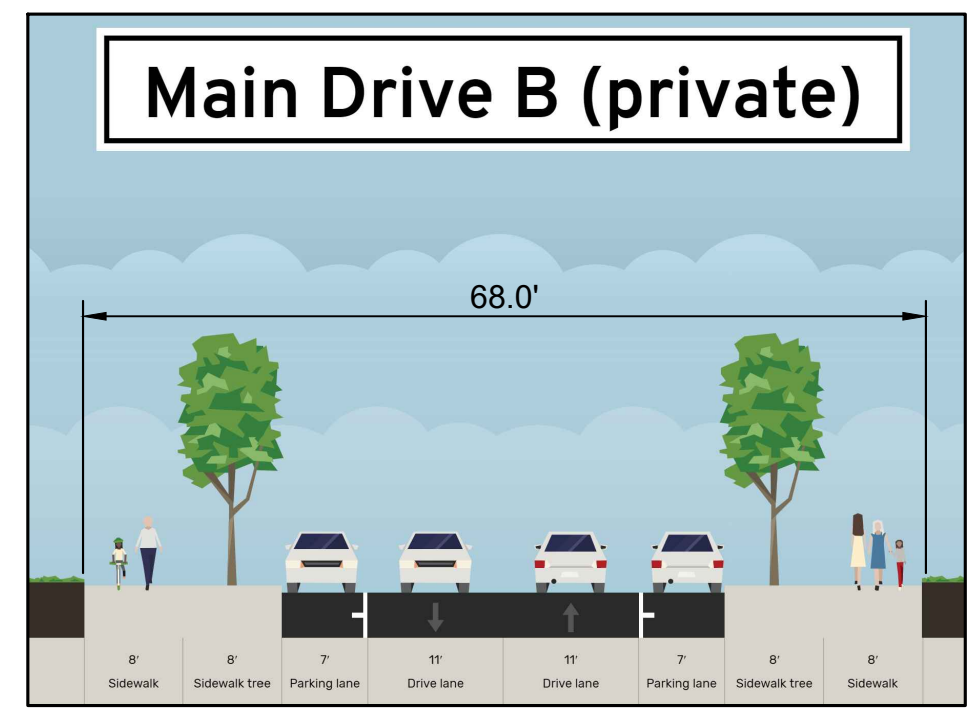
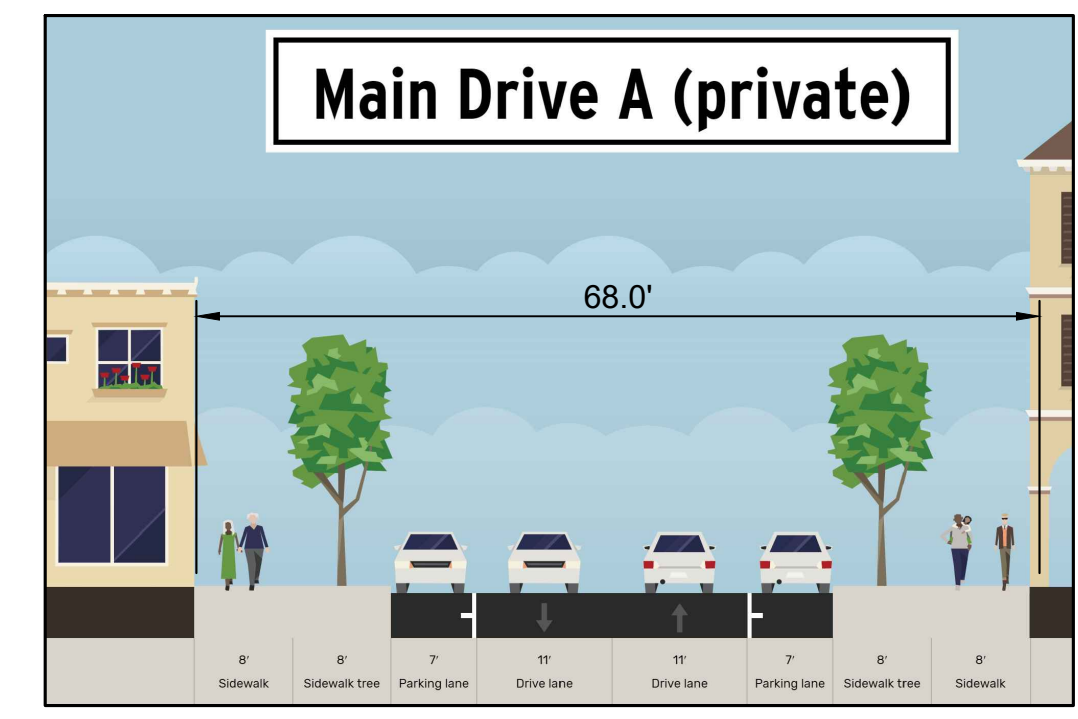
- MULTI-USE EASEMENT
- PUBLIC ROADWAY IMPROVEMENTS
- PLANNING AREA
- ROADWAY IMPROVEMENTS
- LANDSCAPE BUFFER (POND)
- SITE FOCAL POINT

UTILITY LEGEND

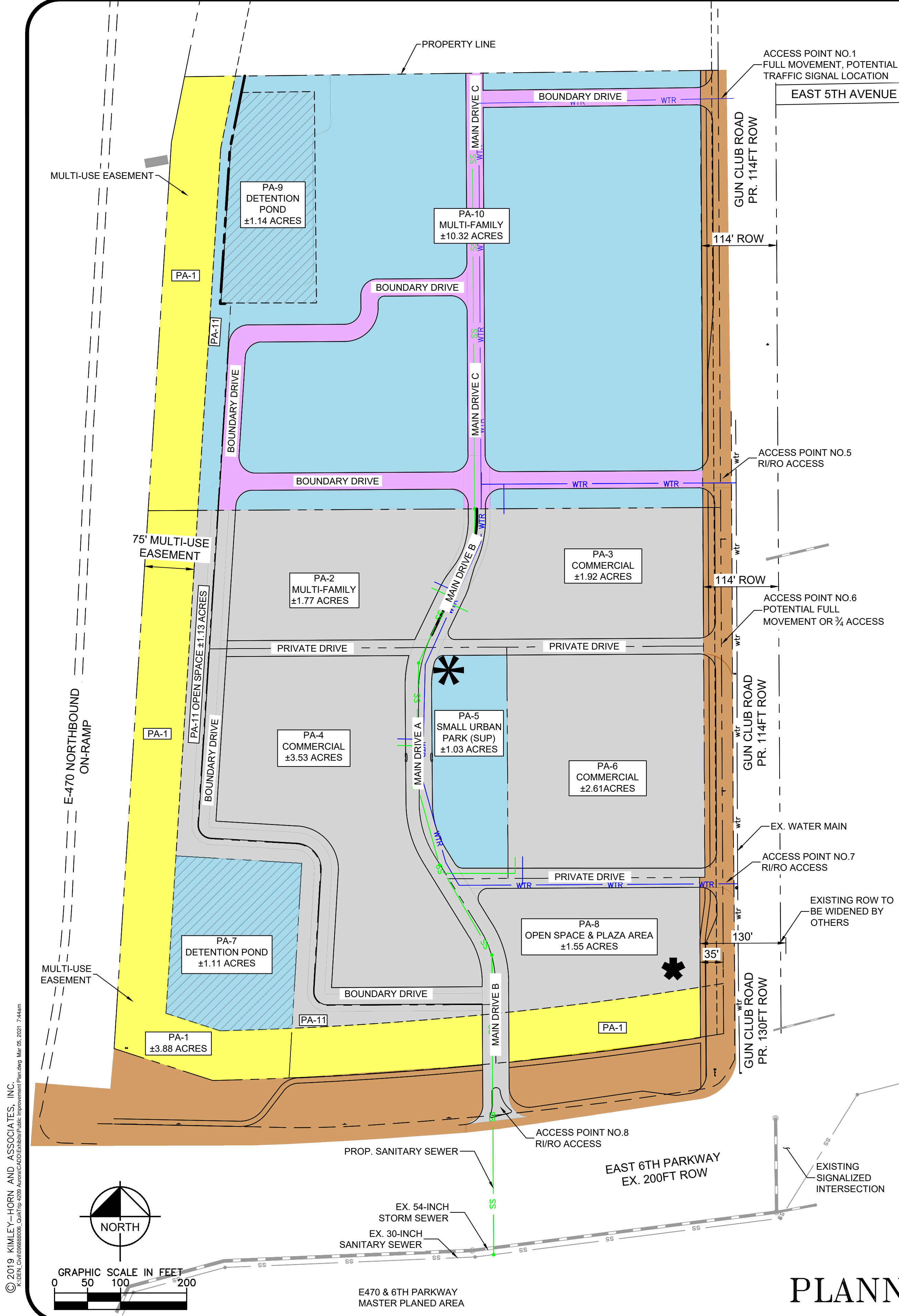
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED STORM MAIN
- PROPOSED SANITARY MAIN
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LAMAR LANDING PLANNING AREA 8 (PA-8)



LEGEND

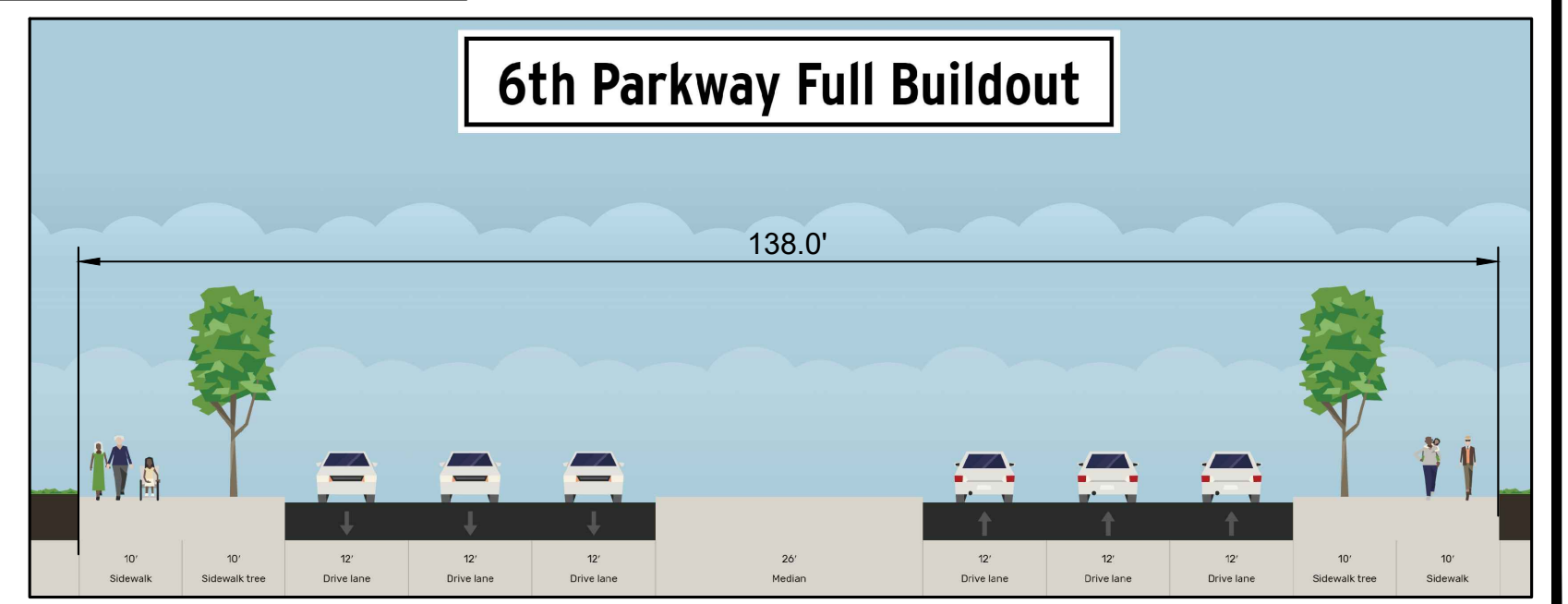
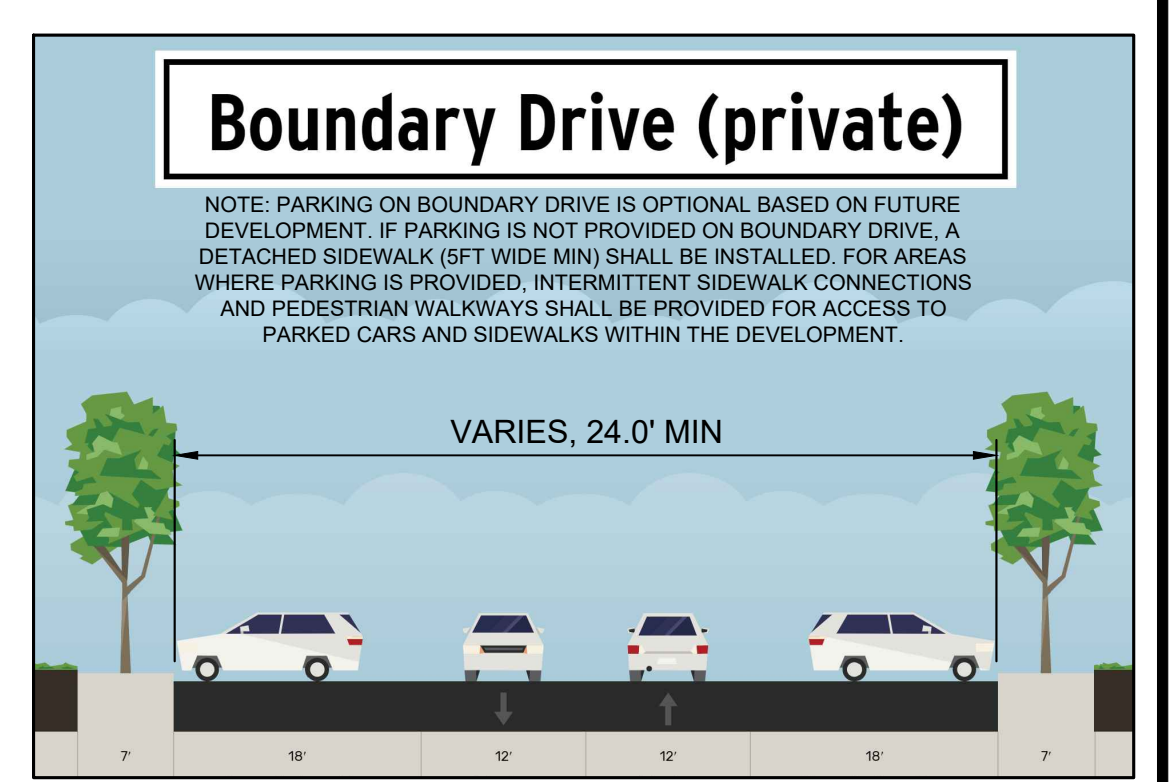
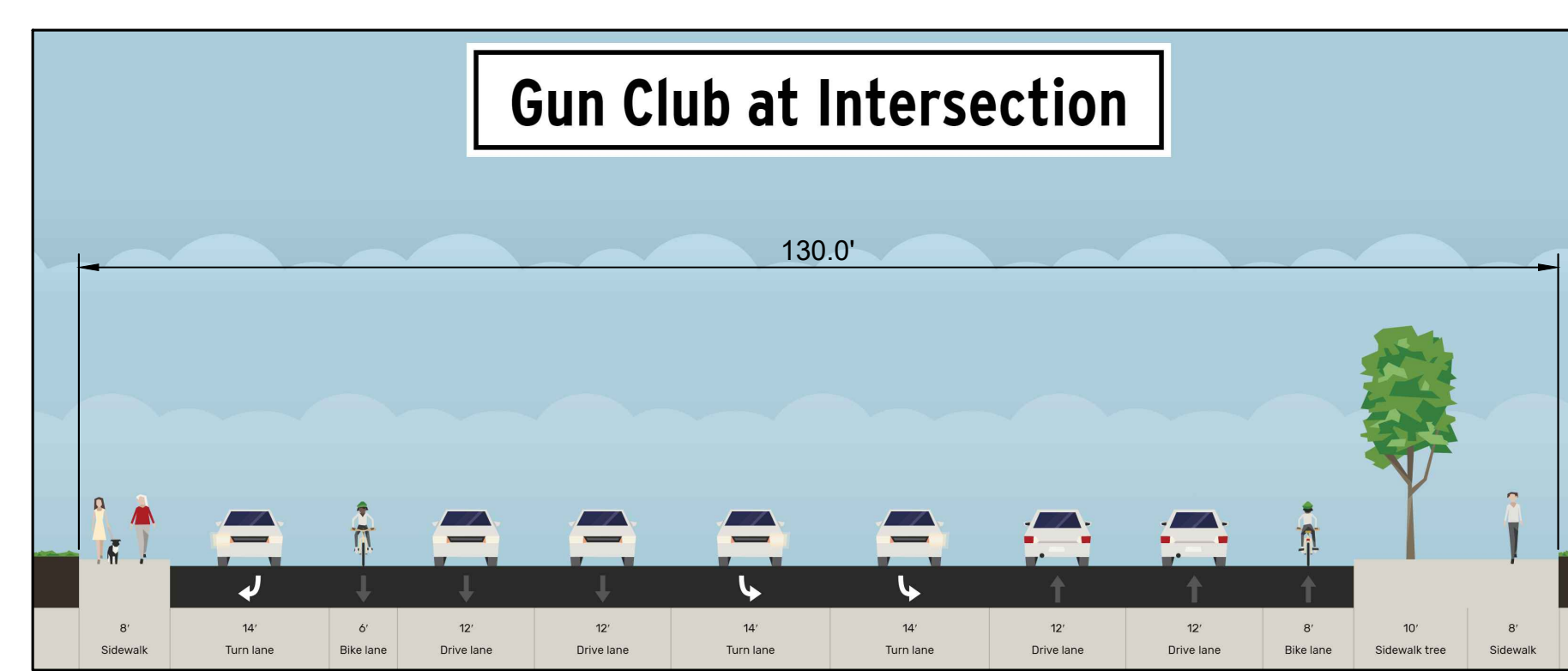
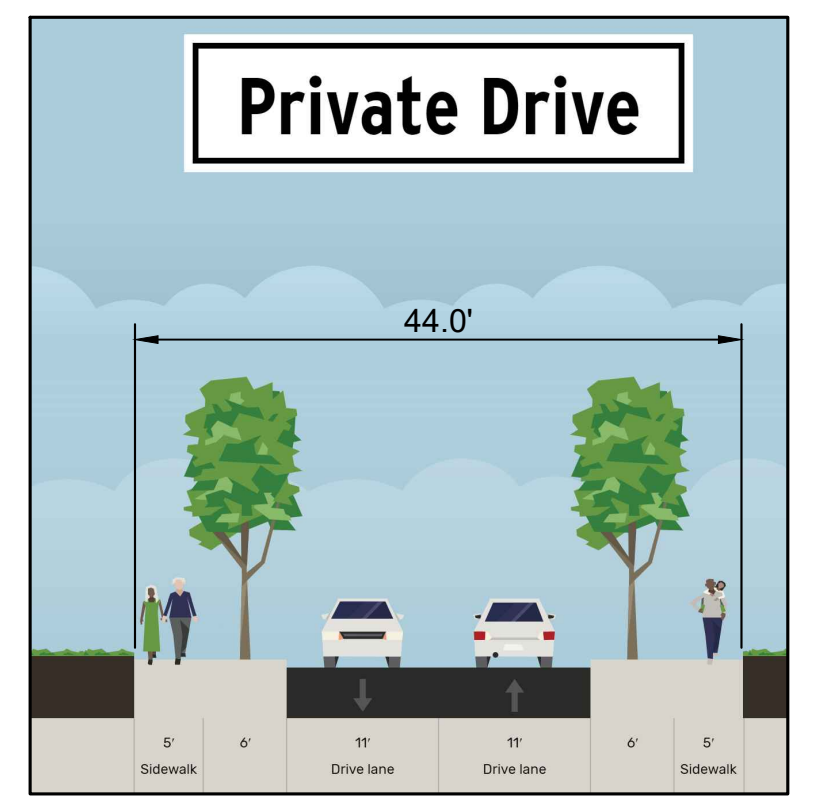
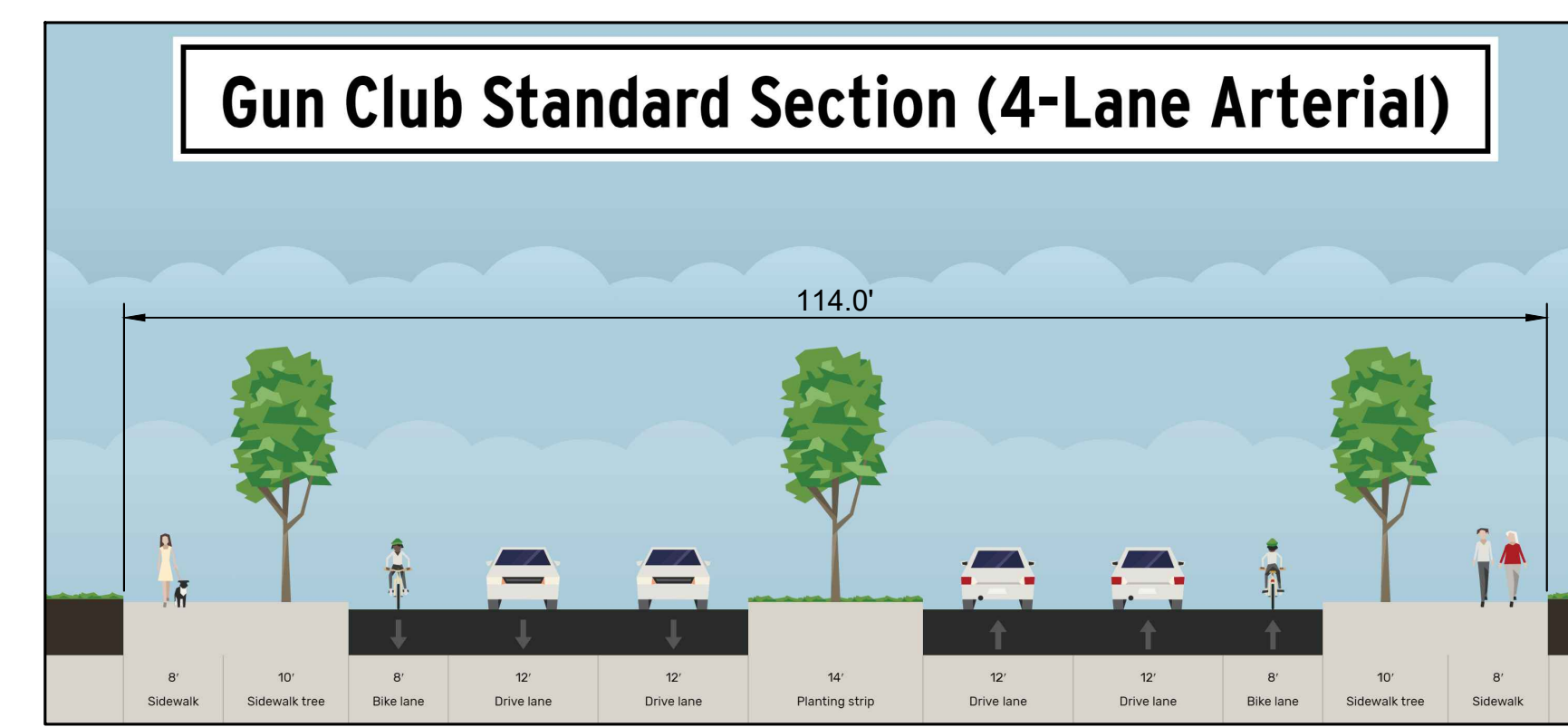
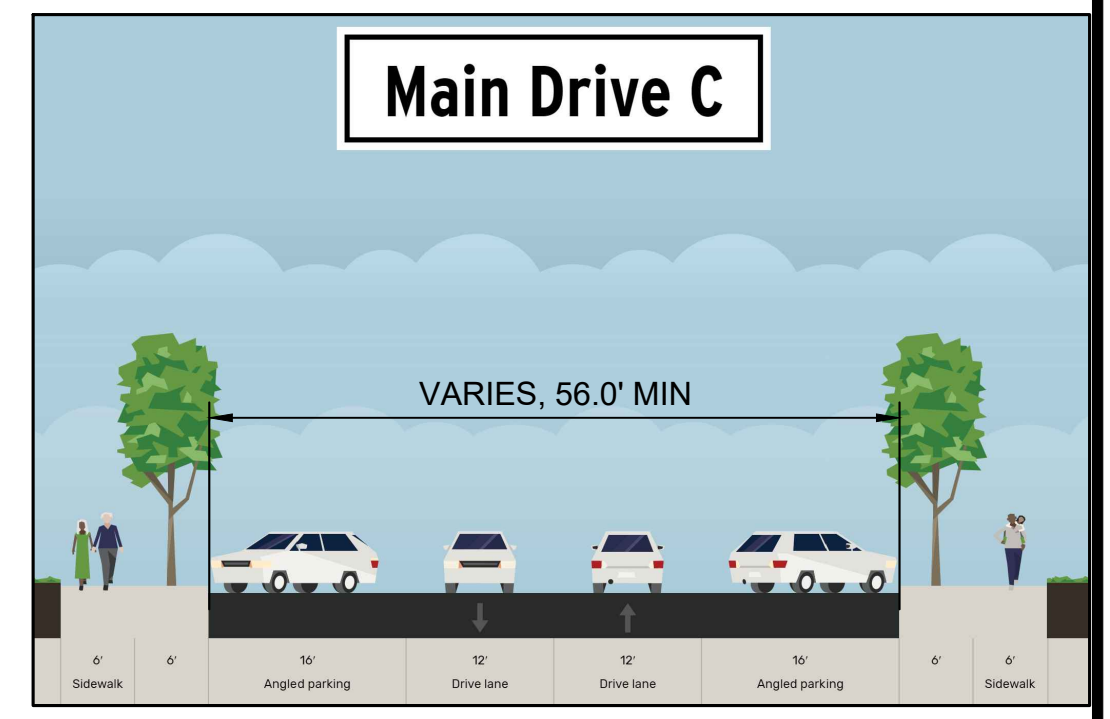
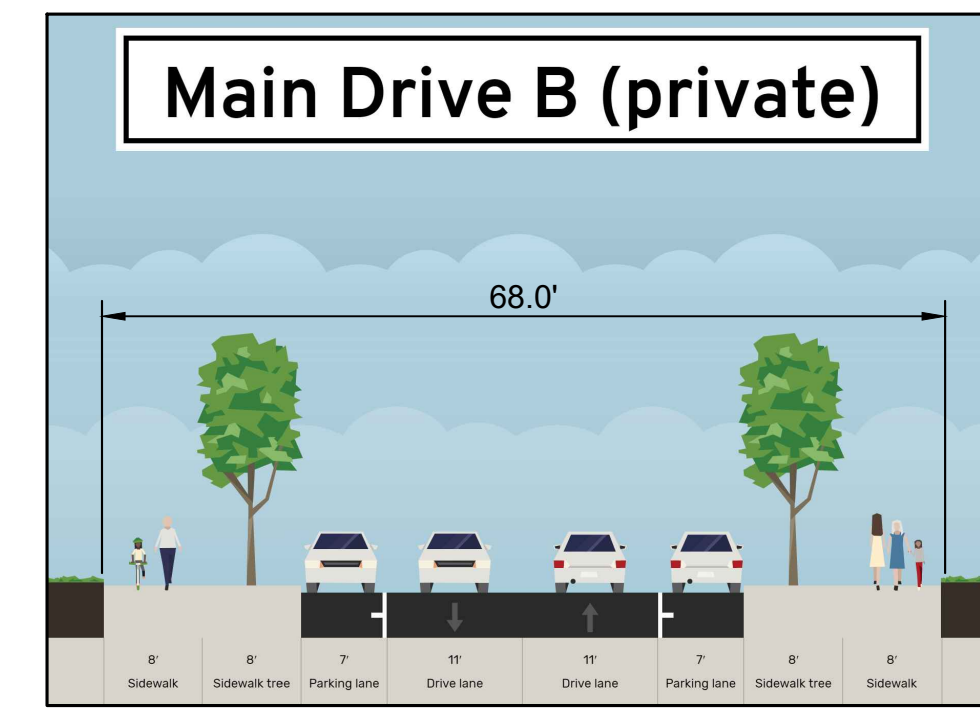
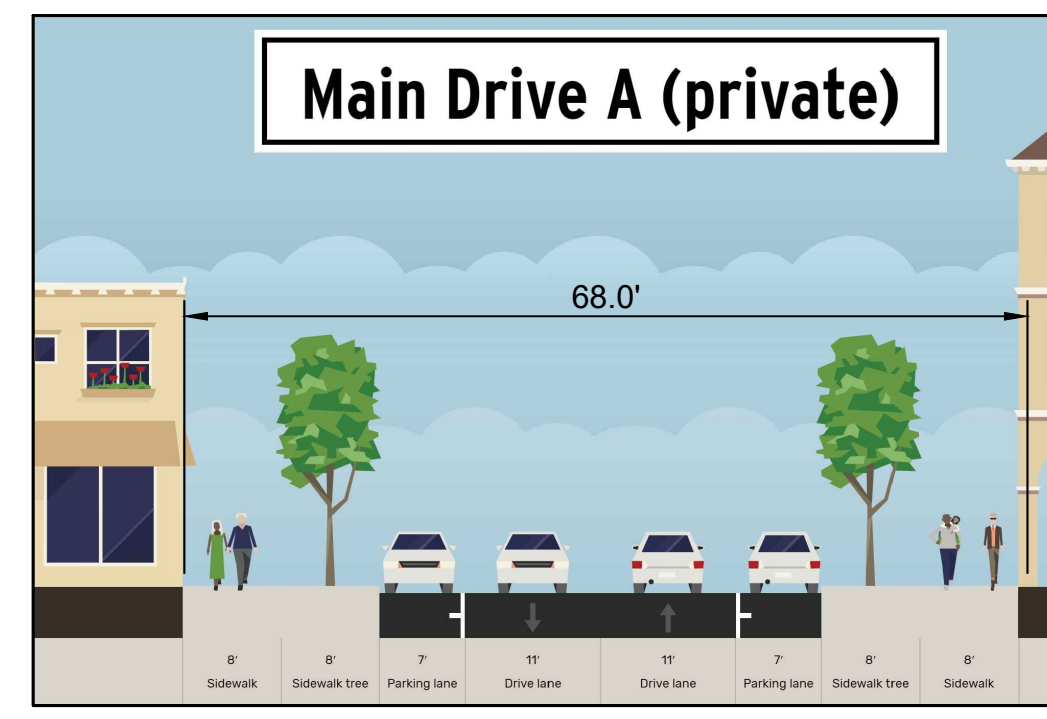
- MULTI-USE EASEMENT
- PUBLIC ROADWAY IMPROVEMENTS
- PLANNING AREA
- ROADWAY IMPROVEMENTS
- LANDSCAPE BUFFER (POND)
- SITE FOCAL POINT

UTILITY LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED STORM MAIN
- PROPOSED SANITARY MAIN
- PROPOSED WATER MAIN

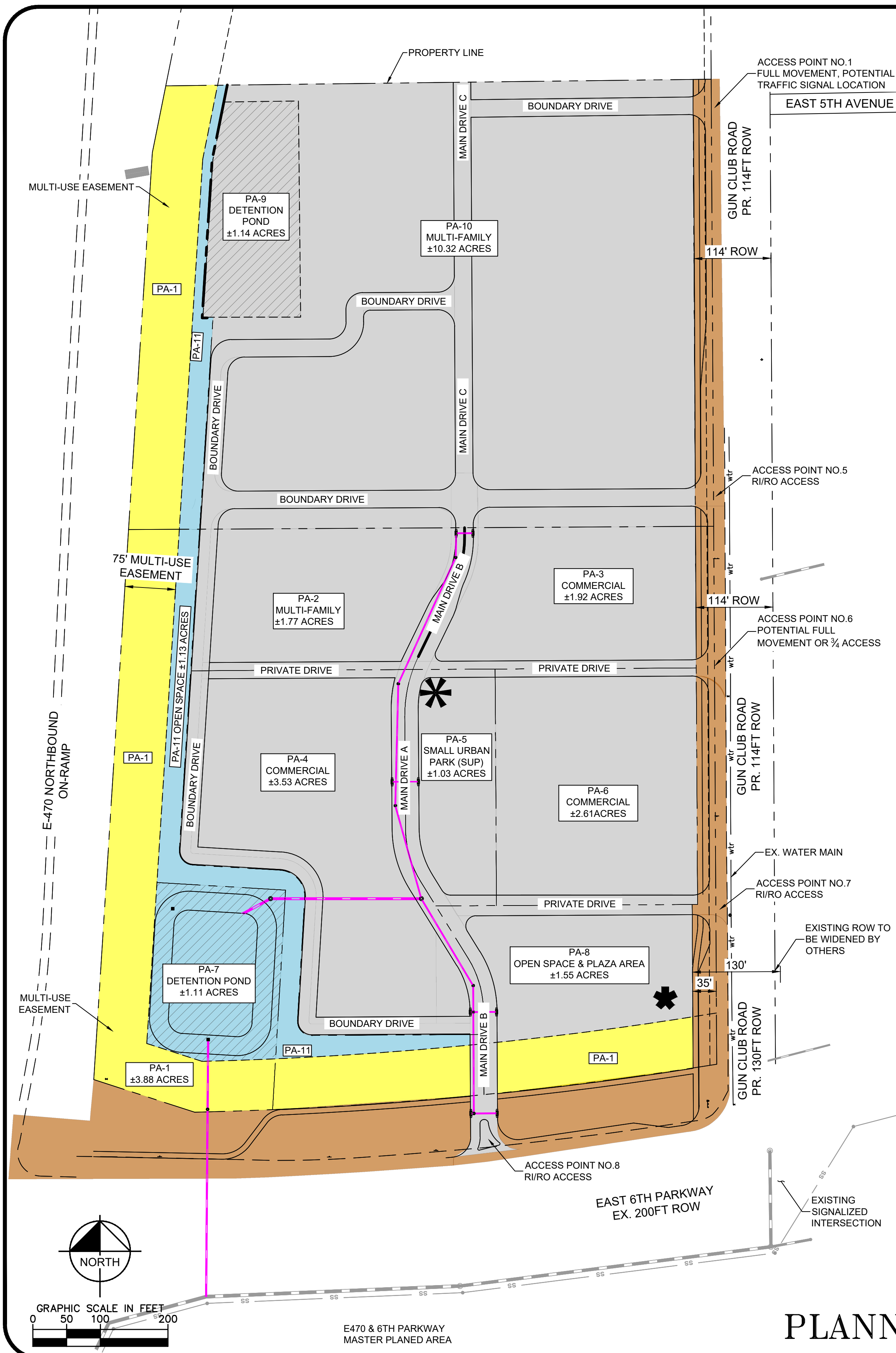
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LAMAR LANDING PLANNING AREA 10 (PA-10)

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LEGEND

- MULTI-USE EASEMENT
- PUBLIC ROADWAY IMPROVEMENTS
- PLANNING AREA
- ROADWAY IMPROVEMENTS
- LANDSCAPE BUFFER (POND)
- SITE FOCAL POINT

UTILITY LEGEND

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- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED STORM MAIN
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LAMAR LANDING PLANNING AREA 11 (PA-11)

